GERMANTOWN HISTORIC OVERLAY DESIGN GUIDELINES

NASHVILLE, TENNESSEE

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Introduction

Germantown, like neighborhoods in more than two thousand other towns in the United States, uses historic zoning as a tool to protect and preserve its historic and architectural heritage. This tool is also used to guide new development within the boundary of a historic district where there is little or no historic context remaining. There are quantifiable reasons for historic zoning:

- stabilize property values,
- give residents greater control over development in their neighborhood,
- promote heritage tourism,
- provide affordable housing, and
- preserve natural resources by conserving building materials.

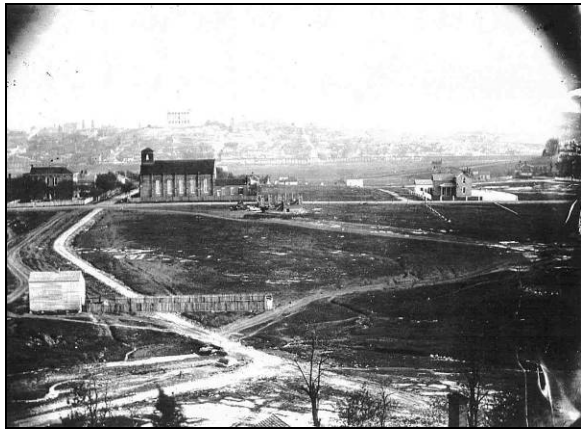
In addition, there are less quantifiable but equally important reasons for historic zoning in that it:

- protects our past for future generations,
- nurtures a sense of community, and
- provides a sense of place.

Present-day Germantown exhibits both 19th century and new design and development patterns. The Germantown Historic Zoning District is intended to provide protection for the unique qualities of existing historically significant structures and guidance for the evolving revitalization and redevelopment of Germantown.

A Short History of Germantown

For a great part of the 20th century, Nashville residents were largely unaware that an area north of Jefferson Street was a prominent neighborhood where many of Nashville's leading citizens once lived. This German community began flourishing in the 1840s by blending its German heritage with Irish, Italian, Swiss and Jewish neighbors, in public schools and sometimes in churches. The Catholic Church of the Assumption, founded in 1859, held many of its services in German as did the German Methodist Church (Barth Memorial) founded in 1854 on North College Street (Second Ave. North). Many prosperous merchants of the city lived in Germantown and prominent retail names hung on store signs downtown, including Rust, Zugermann, Zickler, Ratterman, Buddeke, Thuss, Grossholtz, Jensen, Jeck, and Wheling. Residents walked downtown or rode in the horse-drawn trolleys between the Public Square and Jefferson Street.



View of Germantown looking south towards Capitol Hill and the Assumption Church (c1860).

View of the northern half of Germantown looking over the Werthan Buildings (c1930.

In the 1870s, a second influx of immigrants was attracted to the area by the substantial German population already there. With this, North Nashville became the focus of German immigration in Tennessee; and its leaders influenced the architecture, politics, and history of the city and state.

In the German community, many immigrants worked as butchers, a practice brought over from Europe. They often used sheds in their backyards as slaughtering house and sold their meat first to individuals, then to local markets or to the Nashville Market House. Many opened their own markets or stalls there. Names such as Jacobs, Dieterle, Stier, Warner, Oliver, Neuhoff, Power, Petre, Laitenberger, Baltz, and White were among those from North Nashville. Meat suppliers from "Butchertown" developed the Christmas spiced round, a famous Nashville holiday meat.

By 1915, changes that would eventually bring about the neighborhood's decline were beginning. As streetcar lines expanded and advancements were made in motor transportation shortly after the turn of the century, there was a trend for residents to move away from the "walk-to-town" areas. Moreover, the development of refrigeration led to the phasing out of many small butchering businesses. Large packing houses were formed in the area, and they infringed upon the pleasant residential atmosphere of the neighborhood that had often been advertised in local newspapers as a growing and fashionable community. It was World War I, however, that dealt the final blow to Germantown as a healthy, inner-city neighborhood.

The papers were filled with stories of German atrocities, such as the use of poisonous gases and deliberate infection of water supplies. Other exaggerated cases of emotion included suggestions by some that other citizens "kill theirdachshunds." Many German families, therefore, told their older members to stop speaking German – even at home.

German Methodist Barth Memorial Church illustrates what happened in Germantown. For many years, services were spoken completely in German, but when World War I started, a shift was made to English. Catholics and Lutherans with German backgrounds did likewise. The uniqueness of a small community with ties to the "Fatherland" was over. The neighborhood as it once was would never come back, and constant decline ensued until a handful of urban pioneers decided to attempt to create a new Germantown in the late 1970s.

During the decades of decline, many houses were torn down and others extensively altered; their repair and rebuilding were deterred by the industrial zoning in place and depressed property values. Industrial and commercial buildings and vacant land replaced the 19th and early 20th century buildings. Nonetheless, studies made by the Metropolitan Historical

The 1200 block of Fifth Avenue North looking towards Monroe Street (c1890).

Commission in the 1970s stated that: “A large percentage of structures are still intact and it can become a viable neighborhood. The quality of architecture is exceptional, and the condition of the structures is, for the most part, quite sound.”

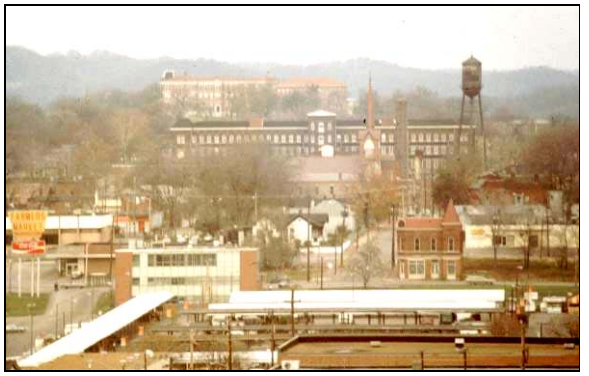
The same studies found the Germantown Historic District to be one of the most architecturally heterogeneous neighborhoods in the city. The eight-block area contains a wide variety of styles and types of residences built between the 1840s and 1920s. In recognition of its historical and architectural significance, the MHC nominated Germantown to the National Register of Historic Places, and it was listed in August 1979.

Steps to revitalize the neighborhood and establish its identity then began in earnest. In 1980, members of two historic churches, the Catholic Church of the Assumption and the Monroe Street United Methodist Church, gave Nashville its first Oktoberfest, a “homecoming” event that has helped to establish the neighborhood’s identity. This event, held on the second Saturday in October each year, has become one of Middle Tennessee’s most popular celebrations.

At this same time, a neighborhood association was established. Through this forum, residents and property owners explored methods for reversing the neighborhood’s decline. Recognizing that the current industrial base zoning was generally not appropriate if the neighborhood were to hope to revitalize and that the mix of residents, businesses and other uses could not successfully fit into any existing zoning categories, the neighborhood worked with the Metro Planning Commission to develop mixed-use zoning, a concept that has become a popular planning tool beyond the boundaries of Germantown. In addition, residents began to acquire vacant parcels as they became available, basically “land-banking” them for the future. The neighborhood was also fortunate to receive a Community Development Block Grant (CDBG) that was converted into a revolving fund. Through this revolving fund, several renovation projects, were completed. The fund was also used to acquire several vacant historic houses, reselling them with preservation easements, as well as continuing to acquire vacant parcels and holding them for resale.

A pivotal moment came in 1991 when a block-long streetscape, the 1200 block of Fifth Avenue North, was acquired for the development of an auto emissions test site. Through a rather colorful series of protests, the neighborhood succeeded in stopping this threat to its revitalization. The Metropolitan Development and Housing Authority (MDHA), acquired the property, and it was dedicated for resale for future residential infill development.

MDHA began to take a serious look at the redevelopment potential of Germantown and the surrounding neighborhoods. In 1993, MDHA established the Phillips-Jackson Redevelopment



View of Germantown from Capitol Hill looking over the old Farmer’s Market along Jefferson Street.

View from Germantown towards Capitol Hill and the Bicentennial Mall.

District as a tool to help encourage and guide renovation and redevelopment of this area. An important component of the redevelopment plan was the inclusion of design guidelines for renovation and infill development.

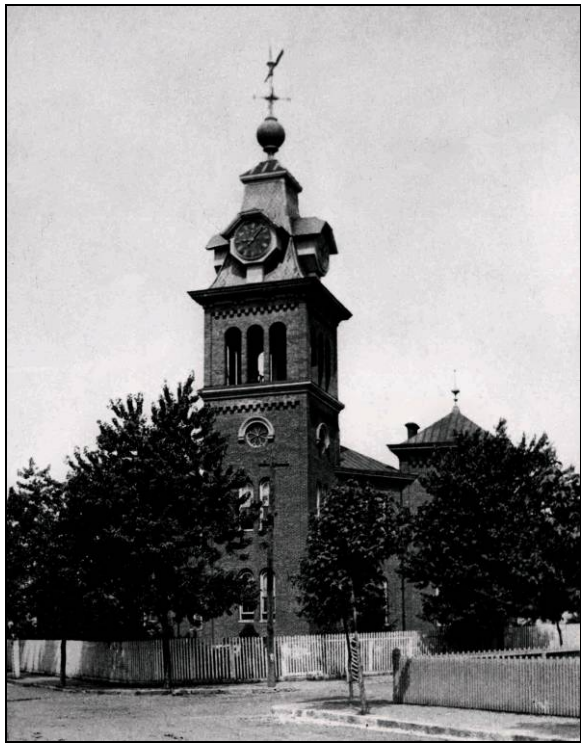
Through the early nineties, several activities occurred that helped spur on the revitalization in the area. The replacement of the 1911-era Jefferson Street Bridge led to improvements along Jefferson Street from 2nd Avenue North to 8th Avenue North. The State of Tennessee celebrated its bicentennial by developing the Bicentennial Mall State Park; dedicated in 1996, the park preserves and enhances the view of the State Capitol.

As part of the Bicentennial Mall project, the old Farmers Market was closed and new facilities were built. The warehouse grocery store was demolished, and MDHA recruited a new Kroger supermarket on Eighth Avenue North to serve the Germantown and Buena Vista neighborhoods.

Germantown Today

Germantown, which is located within a few steps of the Bicentennial Mall and less than six blocks to State Capitol, has been undergoing a continued renewal and restoration since the mid-1970's. The neighborhood is a remarkable community full of diversity, innovation, and leadership in blending the mix of historic buildings and infrastructure with new urban design and sustainable building practices. Redevelopment accomplished since 1997 is providing leadership to the growth of the larger Nashville area and has occurred through the diligence and cooperation of longtime and new neighbors.

A ride through the area today reveals a new community with restored houses, new infill houses and multi-family developments, restaurants, businesses and shops, a new supermarket and pharmacy, and attractive brick sidewalks. Vacant and under-developed properties still exist as challenges but are now viewed as exciting opportunities. Once again, Nashville can take pride in a neighborhood located within a few steps of the Bicentennial Mall, with a view of the State Capitol. Germantown's future potential is almost unlimited.



The original Elliott School building at Jefferson and Sixth Avenue North.

Elliott School today, now offices.

The National Register District

The National Register of Historic Places is a federal program administered by the Department of the Interior. Listing in the National Register has no impact on what an individual owner can or cannot do to his property. Listing does require that any proposed federal undertakings, e.g., funding or licenses, be reviewed for impacts on historic resources. Housing rehabilitation loans from MDHA typically use federal Housing and Urban Development monies, which necessitates a review of any impact. Otherwise, listing in the National Register is purely honorary -- a way to recognize the district as an intact and important part of Nashville's, and thus America's, history. The Germantown National Register Historic District was designated in 1979, and a map with its boundaries can be found on page 8.

The Historic Preservation Overlay District

Historic Zoning is a type of overlay zoning that provides for design review. Historic zoning does not affect base land use; and property owners are subject to current zoning and building code regulations. The Metropolitan Historic Zoning Commission (MHZC), a citizen commission, is the architectural review board which reviews applications for work on properties within the zoning overlay districts based on design guidelines. Its nine members, appointed by the mayor and confirmed by Metro Council, include representatives from zoning districts, the Metropolitan Planning Commission, the Metropolitan Historical Commission, an architect, and others.

The MHZC and staff will be guided by the unique needs of business and property owners in commercial areas as well as the substantial areas of little or no historic context to achieve successful projects under these special circumstances. The commission works to resolve conflicts between proposals and the design guidelines by considering alternatives which accomplish the goals of business and property owners while preserving the historic character of the district. In addition, goals such as sustainability, diversity in housing opportunities and design, architectural excellence, and adherence to good urban design principles will be considered.

The traditional Germantown neighborhood boundaries have been Eighth Ave. North on the west, Hume St. on the North, Third Ave. North on the east and Jefferson St. on the south. That area plus the 1400 block of Second Avenue North, makes up the Germantown historic zoning district.

Boundaries of the overlay are shown on the following page.

Germantown Historic Preservation Zoning Overlay District

What are the Design Guidelines?

Design review is administered according to a set of design guidelines. The guidelines are criteria and standards which were developed by the MHZC with public comment as a part of the district designation process. The guidelines are used in determining the appropriateness and architectural compatibility of proposed projects. The guidelines also provide direction for project applicants and ensure that the decisions of the MHZC are not arbitrary or based on personal taste. The MHZC recognizes that each project is unique and each may have a different set of circumstances.

When evaluating a project the Metropolitan Historic Zoning Commission must apply the design guidelines in determining the appropriateness of proposed work within a historic district. Appropriateness must be determined in order to accomplish the goals of historic zoning as outlined in Article IX (Historic Zoning Regulations) Metropolitan Comprehensive Zoning Ordinance:

- To preserve and protect the historical and/or architectural value of buildings or other structures;
- To regulate exterior design, arrangement, texture, and materials proposed to be used within the historic district to ensure compatibility;
- To create an aesthetic appearance, which complements the historic buildings or other structures;
- To foster civic beauty;
- To strengthen the local economy; and
- To promote the use of historic districts for the education, pleasure, and welfare of the present and future citizens of Nashville and Davidson County.

The guidelines protect the district from alterations to historic structures that would lessen their architectural significance, new construction not in character with the district, and the loss of architecturally or historically important buildings. By state and local law, guidelines for historic zoning districts must be in accordance with *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, (*The Secretary's Standards*) -- standards developed by the National Park Service and used by private and public preservation organizations throughout the country. *The Secretary's Standards* are reprinted in the appendix of this document.

New infill on the 1300 block of Seventh Avenue North.

New infill on the 1400 block of Fifth Avenue North.

Do the Guidelines Apply to My Building?

The development of Historic Germantown discussed above is useful because it tells us which buildings are old enough to be considered "historic", and which houses are newer and thus "non-historic" See the map on page ***8*** to determine the category for your house or structure. While all of the buildings in the district have a historic overlay, there is a difference between how the design guidelines are applied.

Italicized sections contain interpretive information; they are not part of *the guidelines themselves. Illustrations are intended only to provide example buildings and circumstances. It is important to remember that every building* is *different and what may* be *appropriate for one house may not* be *appropriate for another.*

HISTORIC properties were built between about 1860 and up to 1945 - the years during which the neighborhood developed as a suburb of downtown Nashville. It is because the neighborhood has a high concentration of intact buildings from this period that it qualifies for listing in the National Register and for historic zoning. **FOR PROPERTIES CATEGORIZED AS HISTORIC, SEE MAP ON PAGE 8. ALL OF THE FOLLOWING GUIDELINES APPLY.**

NON-HISTORIC properties consist of both those built after 1945, after the district's period of historical significance, and others designated as non-contributing. Non-historic/non-contributing buildings are not "second class citizens," they just reflect periods of Nashville's development that are not generally consistent with the established historic character of the neighborhood. **FOR PROPERTIES CATEGORIZED AS NON-HISTORIC, SEE MAP ON PAGE 8. ONLY THOSE GUIDELINES FOR NEW CONSTRUCTION AND ADDITIONS, APPURTENANCES, AND RELOCATION APPLY.**

A goal of the design guidelines is to make sure that the many parts of a historic building that contribute to its unique architectural character are not lost. Therefore it is important that, on historic buildings, demolition and work related to windows, doors, porch posts, cornices, siding, and other architectural details are reviewed. It is difficult to apply the same guidelines to a non-historic building. Accordingly, guidelines for alterations and demolition apply only to historic buildings.

A second goal of the design guidelines is to ensure that major changes to existing buildings, and the design of new buildings, do not detract from the neighborhood's historic streetscape. An addition to a building that is much taller than that building or the surrounding buildings, or an eight-foot high chain link fence in a front yard, will have a significant impact on the streetscape,

New infill at Sixth Avenue North and Madison Street.

New infill at Fifth Avenue North and Madison Street.

whether those changes happen to a historic or non-historic building. Accordingly, guidelines for new construction, relocation, and appurtenances are applied not only to historic buildings, but also to non-historic buildings.

If you are not sure whether a guideline applies to your property, it is in your best interest to contact the MHZC and request a determination. This should eliminate delays or expenses later on.

How are Guidelines Applied to New Construction?

Different guidelines apply if the property on which you are planning to build has a historic context or if it does not. Consult the map on page 8 to see where historic context exists, then refer to the appropriate section of the New Construction guidelines.

For additions to existing non-historic commercial buildings, refer to Section 4.4.

New development that is planned in areas with little or no remaining historic architecture present both a challenge for the new development to "fit in" and an opportunity to provide new solutions for housing and community growth. In addition to review by the MHZC, two other departments, the Planning Commission and MDHA have a role to play in guiding development in the district. Special consideration may be given by the MHZC to their staffs and the Detailed Neighborhood Design Plan (DNDP) and the Phillips-Jackson Redevelopment Plan in the instance of little or no remaining historic architecture.

Getting Approval for your Project

If you are planning to:

REHAB the exterior of an existing structure,
BUILD a new structure,
ADD to an existing structure,
DEMOLISH all or part of a structure (in whole or in part),
ERECT any exterior **SIGNAGE** or **AWNING**, or
CONSTRUCT a fence, retaining wall or sidewalk

One of Germantown's oldest residences (c1840s) on Fifth Avenue North undergoing renovation.

A Seventh Avenue North renovation success.

1. Call the MHZC at 862-7970 to obtain an application for a Preservation Permit and to make an appointment to meet with staff. You may also go online to obtain an application for a Preservation Permit at www.nashville.gov/mhc/index.htm.
There is no fee for a Preservation Permit.

The staff will meet with you to discuss your project, answer any questions, and advise you on whether the plans meet the design guidelines. The staff can assist you to ensure that your project meets the guidelines and will provide free design advice on request. Regular meetings of the Commission are scheduled for the third Wednesday of every month. A completed application is due the first Wednesday of each month prior to the commission meeting.

2. Take the Preservation Permit to the Metropolitan Department of Codes Administration. Codes is located on the third floor of the Metro Office Building at the Richard Fulton-Howard School Complex, 800 2nd Avenue, South. Officials at Codes will review your plans for compliance with regular zoning and building code regulations -- applicable whether or not your property is in a historic zoning district.

Building permit fees (amount charged depends on the type and value of the work done) will be charged to you at the Codes Department. For Preservation Permits to remain valid, work must begin within six months of the date of issue.

NOTE: Work done without a Preservation Permit is in violation of the Historic Zoning Regulations established under Article IX: Historic District and Landmark Regulations of the Code of Laws of the Metropolitan Government of Nashville and Davidson County, Appendix A: Zoning Regulations. Work done without prior review and approval by the MHZC is subject to fines and other penalties. Appeals to decisions of the MHZC can be taken to a court of competent jurisdiction as provided for by law.

Available Free Consulting Services

The MHZC staff, trained in architectural history and restoration techniques, often meets property owners on site to discuss an interior project, maintenance problems, or other issues not necessarily reviewed under historic zoning. The MHZC maintains a library of materials on historic architecture, restoration, and preservation products and services, all available to the public. Call 862-7970 for an appointment.

The old Neuhoff store has been renovated and operated as a restaurant since 198?

1.0 ALTERATION & RENOVATION of EXISTING HISTORIC BUILDINGS

1.1 GENERAL PRINCIPLES

1.1.1 Guidelines apply only to the exteriors of structures. Exterior alteration / renovation / construction / repair to be done on public facades shall be more carefully reviewed than that done on non-public facades. *Public facades are those that are visible from the public right of way, street or streets. Generally facades facing the alley are not considered public facades. Non-public facades are those not visible from the public right of way, street or streets.*

1.1.2 The painting, including paint color, of wood and metal surfaces is not reviewed by the MHZC.

1.1.3 Painting of masonry materials is reviewed by the MHZC.

1.1.4 The distinguishing qualities or character of a building, structure, or site and its environment should not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided.

1.1.5 Deteriorated architectural features should be repaired rather than replaced whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on historic, physical, or pictorial evidence.

1.1.6 Renovations shall be consistent with the existing building in terms of height, scale, setback, and rhythm; relationship of materials, texture and color; roof shape; orientation; and proportion and rhythm of openings.

1.1.7 Changes which may have taken place over the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance should be recognized and respected. Conversely, the removal of inappropriate additions is encouraged.

1.1.8 Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site should be treated with sensitivity.

1.1.9 The surface cleaning of structures should be undertaken with the gentlest means possible. Sandblasting, high-pressure water cleaning, and other highly abrasive cleaning methods that damage historic building materials should not be used.

1.2 FOUNDATIONS

1.2.1 Original foundation materials should be retained whenever possible.

1.2.2 Original form, pattern, color and texture of historic foundations including decorative vents, grilles, lattice work, water tables, banding, etc., should be retained and preserved.

1.2.3 Front porches should utilize solid masonry or masonry pier foundations, constructed of brick, limestone, or split-face CMU. Spaces between masonry piers may be filled with open lattice.

1.2.4 Main building foundations may be of the pier or solid perimeter form, utilizing brick, limestone, or split-face CMU.

1.2.5 Painting of stone, brick and other masonry is generally not appropriate. The painting or staining of brick may be appropriate if: brick has previously been painted; or if brick has been sandblasted or otherwise damaged and is too deteriorated to withstand weather. A brick color approximating the original color of the building's brick should be used.

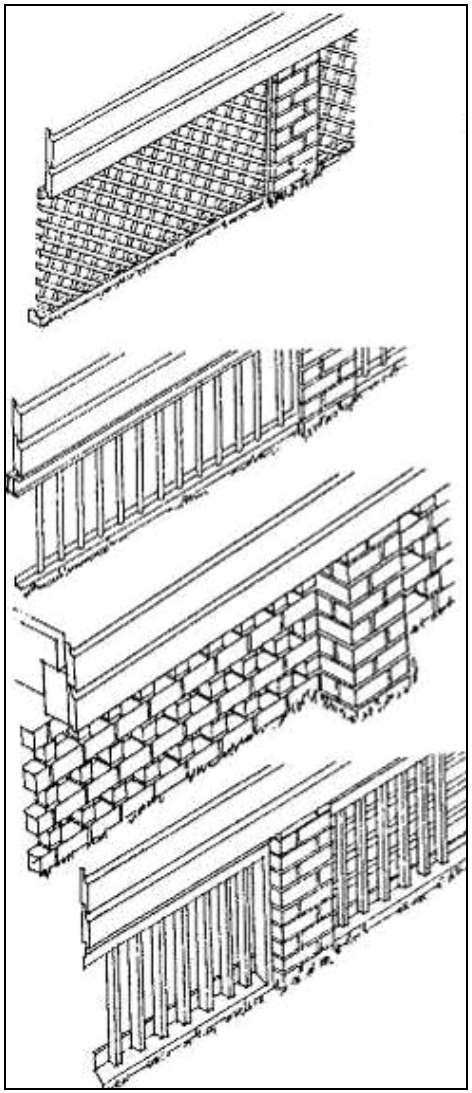


Figure 1: Appropriate foundation treatments above include diamond crisscross wood lattice, iron lattice, open brick lattice, and wood lattice, both vertical and crisscross.

1.3 WALLS / EXTERIOR MATERIALS

1.3.1 Original building materials should be retained whenever possible.

1.3.2 Appropriate wall materials include brick and wood clapboard with stone, terra cotta, and stucco being used for decoration/trim.

1.3.3 If material replacement is necessary, it should be with original materials or close visual approximations of the original.

1.3.4 **Wood Siding:** Original wood siding should be retained and should not be replaced with a material or texture not original to the building. Coverings or replacements over wood siding including aluminum, vinyl siding, or a brick veneer are specifically prohibited.

.1 Replacement wood siding should be consistent with the original in terms of size, profile, lap direction, and lap exposure. Typical material lap is between 3 and 5 inches.

.2 Street façade(s) shall match original wood materials for repairs/replacement. Original materials from other facades should be salvaged for use on the street façade(s).

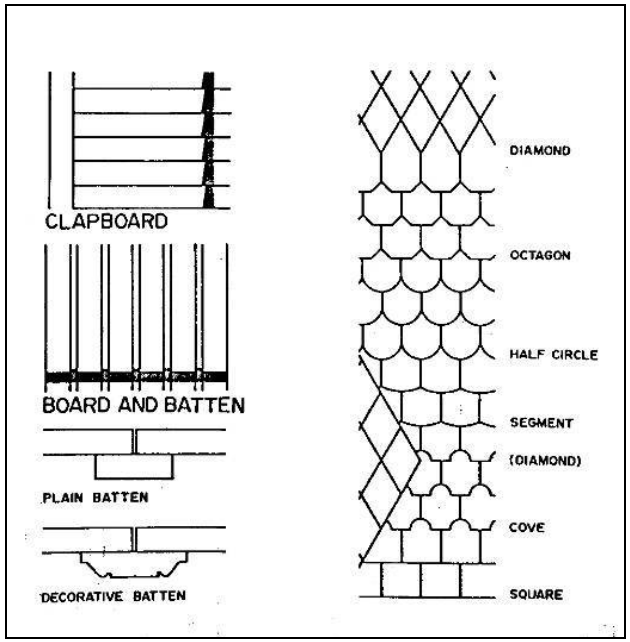


Figure 2: Types of historic wood siding.

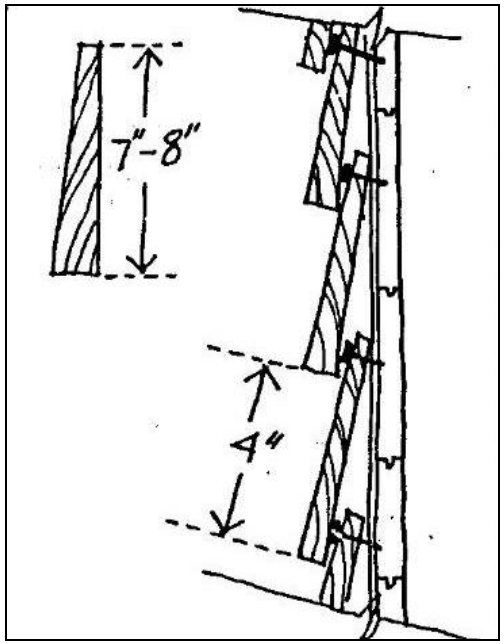


Figure 3: Typical siding lap.

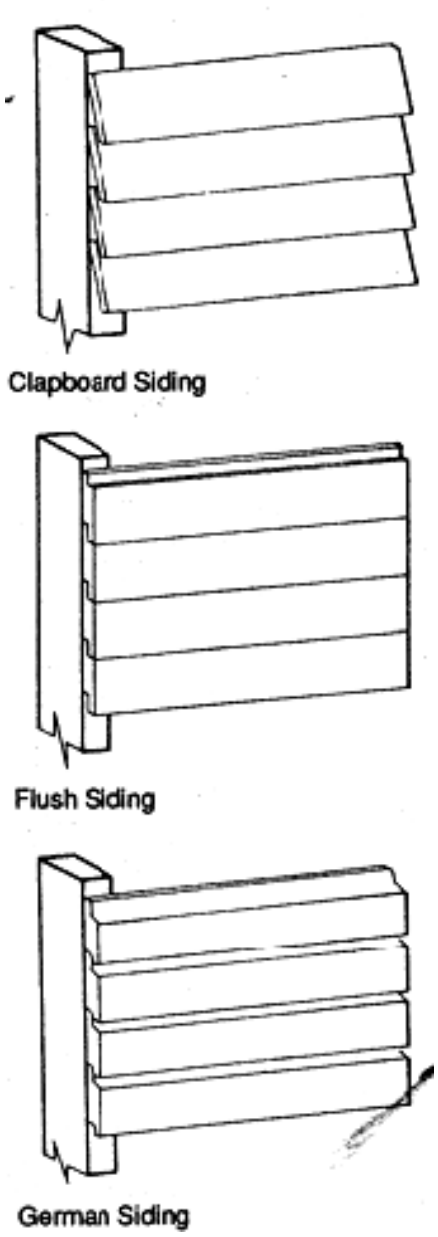


Figure 4: Typical siding styles

1.3.5 **Masonry:** Original masonry including brick, stone, and terra cotta should be retained and shall remain visible. Concealing or obscuring historic masonry is not permitted.

.1 Deteriorated or damaged brick, stone or other masonry should be repaired with materials that match the original.

.2 Re-pointing should be done with care to match the original mortar color and joint profile. Portland cement can damage historic brick and should not be used. Soft, lime based mortars are more appropriate for use with historic brick. Original tooling configuration and joint width and depth should be maintained. Extreme care should be taken when cutting out joints for repointing.

.3 Painting of stone and brick is generally not appropriate. The painting or staining of masonry may be appropriate if: brick has previously been painted; or if brick has been sandblasted or otherwise damaged and is too deteriorated to withstand weather. A paint color approximating the original color of the building's brick should be used.

.4 Silicone-based water sealants are not recommended for use on historic masonry. Brick sealers are not recommended for exterior brick as it may cause damage to the brick face over time. Building owners are encouraged to remove paint from masonry. Gentle, non-abrasive chemical cleaning is an appropriate way to remove paint. The use of detergent cleaners and chemical stain and paint removers to clean masonry or remove paint is appropriate under most conditions. Abrasive or high-pressure cleaning methods are destructive and should not be used.

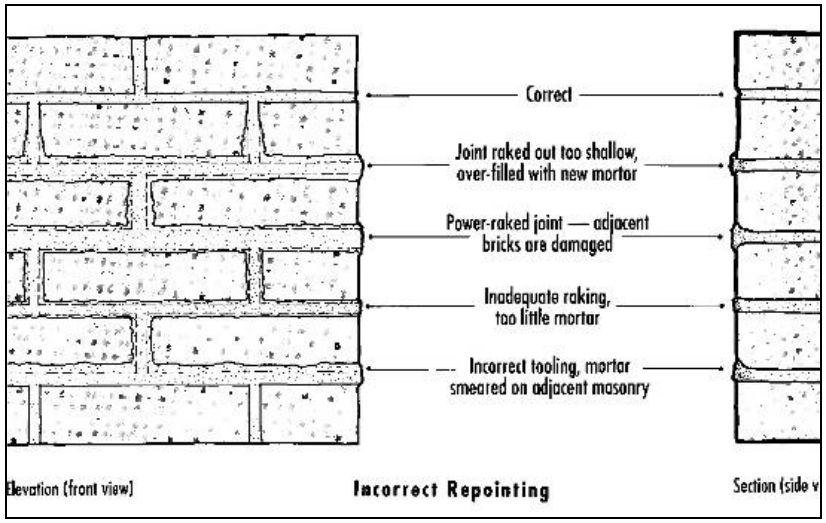


Figure 5: Mortar joint deterioration and repair.

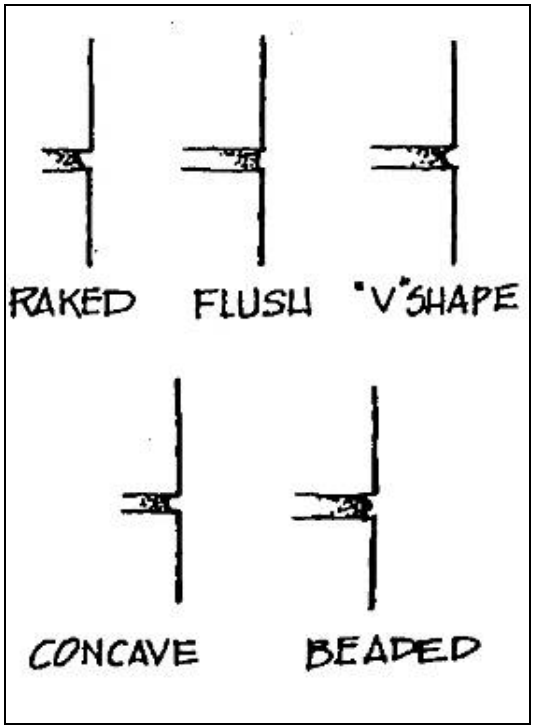


Figure 6: Typical mortar joints.

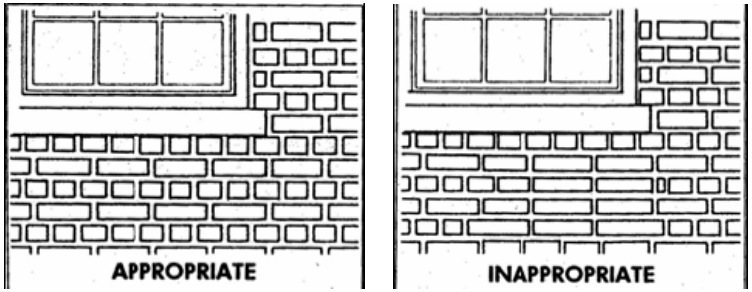


Figure 7: Deteriorated Brick should be repaired duplicating existing bond, brick size, color and width of joint.

1.4 DOORS & DOORWAYS

(*Features may include panels, trim, transoms, sidelights, and number and configuration of lights.)*

1.4.1 The original size and shape of door openings should be maintained.

1.4.2 Original transoms, sidelights, and doors should be maintained.

1.4.3 Replacement doors should be compatible with original doors in terms of style and materials.

1.4.4 Original door openings should not be filled in.

1.4.5 Deteriorated or damaged doors or entryways should be repaired using historically appropriate materials.

1.4.6 Storm Doors: Full glass storm doors are permitted where their dimensions match existing door dimensions in order to help conceal their presence. Frames should be set within the existing door frame. Raw aluminum storm doors are not appropriate.

1.4.7 Exterior Security Doors: These will be reviewed for their appropriateness and should be compatible with respect to size, style and material.

Figure 8: Typical door types in Historic Germantown.

1.5 WINDOWS

(*Features may include sash, trim, number and configuration of lights, frames, hoods and lintels)*

1.5.1 The original size and shape of window openings, windows and window surrounds should be maintained.

1.5.2 The original number and arrangement of panes *(lights)* should be maintained.

1.5.3 Generally, existing openings should not be altered and new window openings should not be introduced. Where required for building safety or accessibility, new or altered openings should match the existing proportion and rhythm of the existing openings.

1.5.4 Storm windows are permitted where their dimensions match window dimensions in order to conceal their presence. Frames should be set within the window opening (*blind-stop*) and attach to the exterior sash stop. Raw aluminum storm sash, screens, and windows are not appropriate.

Figure 9: Examples of historic windows in Germantown, all of which, including paired windows, are very tall and vertical in their proportions.

1.5.5 Deteriorated or damaged window openings, windows, and window surrounds should be repaired using historically appropriate materials.

1.5.6 Replacement Windows: If replacement of windows or window surrounds are necessary due to extensive deterioration, replacements should replicate original designs (see 1.5.1 and 1.5.2).. If the original windows no longer exist, replacements should be appropriate for the building's style and period. Replacement windows should be wood with clear glass and a muntin pattern that is typical of the building's style.

1.5.7 Snap, clip, glue, or interior type muntins on windows are not permitted.

Figure 10: A Sixth Avenue renovation that replaced modern windows (above) with the original window design (below; based on one surviving original window).

Figure 11: Inappropriate window alterations.

1.5.8 Window openings, surrounds, or other elements not original to a building should not be introduced to the public facades of the building. The installation of new (not original to the building) window openings on the non public/rear of the building may be appropriate.

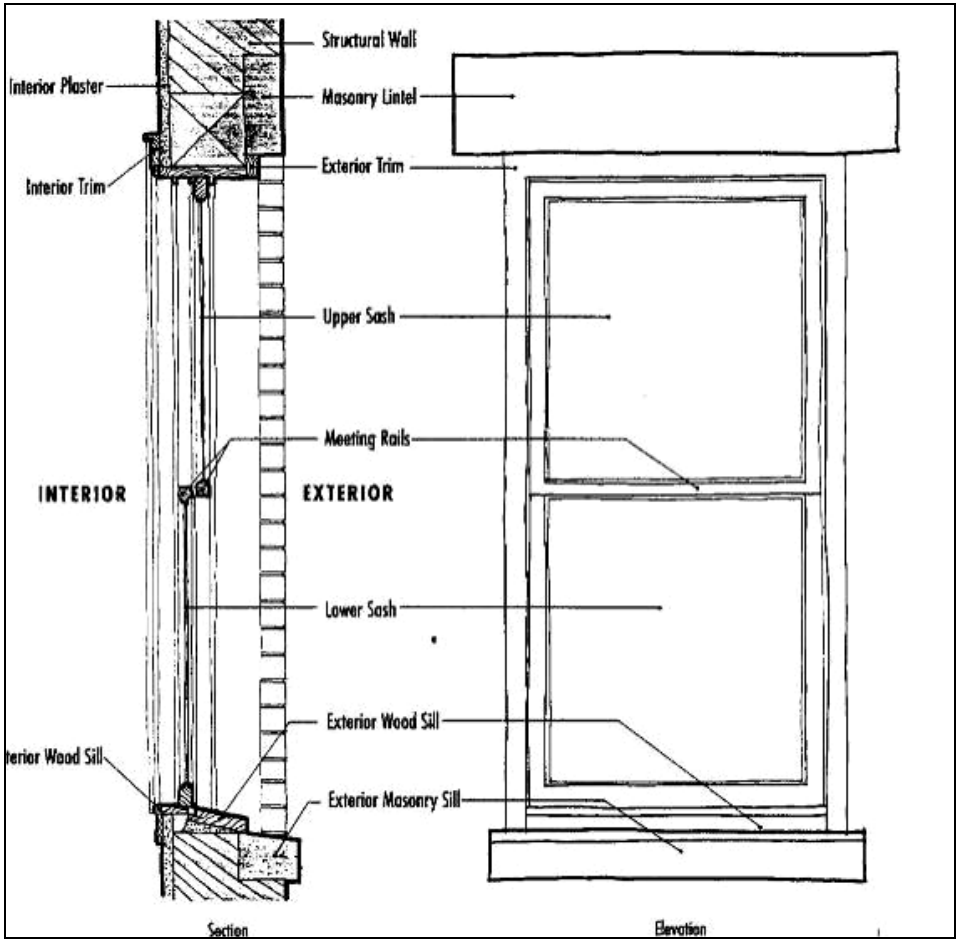


Figure 12: Parts of a window.

Figure 13: Examples of more elaborate window lintels including wood (top), stone (center), and sheet metal (below).

1.5.9 Shutters, where pictorial or other convincing historical evidence support their previous existence, should be appropriate to the building style, should be operable, and should fit the opening with respect to height and width so that, if they were closed, the opening would be covered.

1.5.10 Window grilles and balcony rails are not appropriate window treatments.

1.6 PORCHES

(Features may include foundations, columns, railings, balustrades, brackets, cornices, ceilings, floors and steps.)

1.6.1 Original configuration, roof height, and roof pitch should be maintained.

1.6.2 Original porch materials and architectural features should be maintained. If replacement materials are necessary, they should be a close visual approximation of the original.

1.6.3 Enclosing front porches is not permitted.

1.6.4 Enclosing side porches may be appropriate where the visual openness and character of the porch are maintained.

1.6.5 Balconies should not be added to public facades unless historical documentation of their use can be provided.

Figure 14: Inappropriate detail alteration (before, left) on a front entry porch.

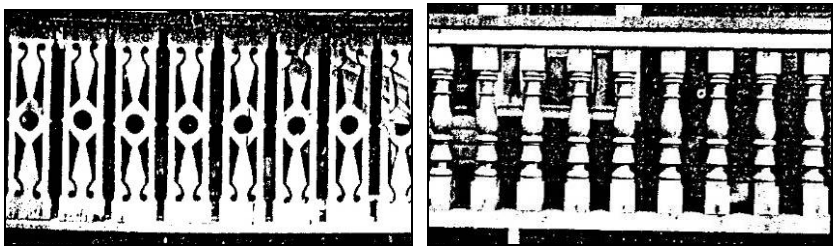


Figure 15: Examples of scroll saw and turned baluster railing treatments.

Figure 16: Example of a porch enclosure that maintains the appearance of a porch.

Figure 27: Examples of front porch designs.

Figure 17: Examples of the remarkable diversity of front porch and roof detailing.

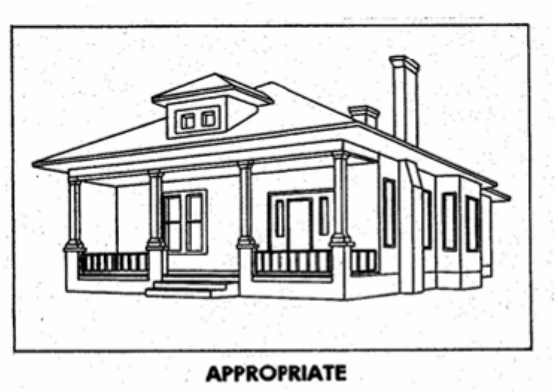


Figure 18: Porches should be kept open.

1.7 ARCHITECTURAL DETAILS
(*Features may include brackets, finials, decorative trim and bargeboards, attic vents, etc)*

1.7.1 Original architectural features should not be removed or obscured.

1.7.2 Irreparable features should be replaced with close visual approximations of the original using historically appropriate materials.
1.7.3 Architectural features of any period or style not original to the building should not be introduced.
1.7.4 Original decorative elements such as cornices, brick corbelling, arches, brackets, detailing should be retained without alteration.
1.7.5 Decorative or ornamental detailing should not be added to buildings unless there is physical or photographic evidence that shows the detailing was original to the building. New designs should be appropriate to the style and period of the building.

1.8 ROOF

(*Features may include, but are not limited to overhangs, cornices, rafters, cresting, gutter systems, brackets, finials, pendants, vents and chimneys. In planning any renovation work, original features should be retained and consideration should be given to the following:)*

1.8.1 The original pitch and configuration should be maintained.
1.8.2 The original size and shape of dormers should be maintained.
1.8.3 The original roof materials and color should be maintained.
1.8.4 Skylights should be located on the non-public sides of the roof behind the midpoint of the historic structure.
1.8.5 Appropriate roofing materials include metal, slate, and asphalt/fiberglass shingles.
1.8.6 Historic roofs, chimneys, and related elements should be retained.
1.8.7 Guidelines for masonry should be followed for chimney maintenance.
1.8.8 Deteriorated or damaged roofs and chimneys should be repaired using historically appropriate materials and methods.
1.8.9 If replacement of a roof or chimney is necessary, the replacement should be appropriate for the building's style and period.
1.8.10 The installation of gutters and downspouts should not result in the removal or obstruction of historic building elements. Locate gutters and downspouts on non-public facades of buildings where possible.

Figure 19: Before photo shows inappropriate roof slope on left side addition.

Figure 20: The after renovation uses an historic cross gable roof design to conceal inappropriate addition roof.. Also note replacement of inappropriate front windows with period design.

Figure 21: Examples of the diversity of detail at the roof line of houses in Germantown.

Figure 22: Examples of historic attic ventilation grilles.

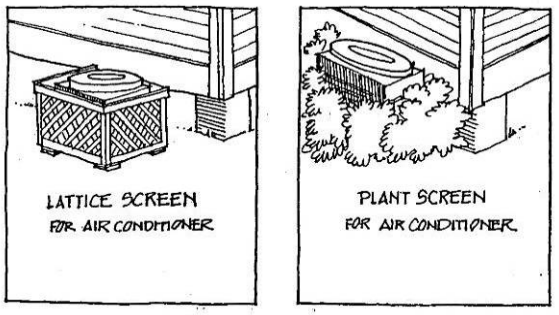


Figure 23: Outdoor HVAC components should be screened by planting or low fencing. Make sure space is left around the unit for air flow.

1.9 UTILITIES / MECHANICAL

1.9.1 Utility connections such as gas meters, electric meters, electric service mast and power lines, phone, cable, and HVAC condenser units should be located at the rear of a building so as to minimize their visibility from the street. If the rear yard is not a viable location, then the rear half of the side yard would be appropriate for their placement. Utilities or mechanical equipment shall be screened from view with nondeciduous plantings or low walls/fencing. New utilities and mechanical equipment shall not be installed on the primary façades of buildings.

1.9.2 The installation of mechanical systems should not result in the removal or obstruction of historic building elements.

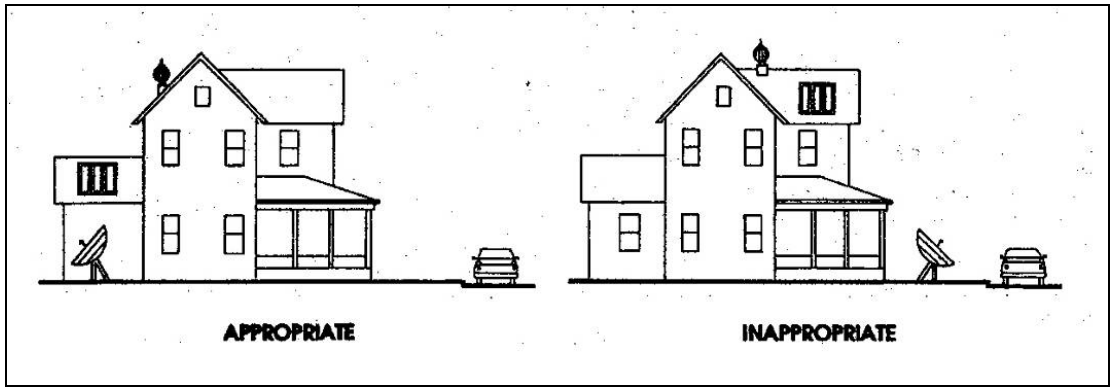


Figure 24: Skylights, roof vents, and satellite dishes should be located towards the rear of a structure.

1.10 HISTORIC COMMERCIAL BUILDINGS

1.10.1 **Storefronts:** Historic storefronts and their component elements such as doors and entryways, display windows, transoms, bulkheads, pilasters and columns, and cornices, and other aspects of appearance including the original entrance configuration, plane, and recess should be retained. Deteriorated or damaged storefronts or component elements should be repaired using historically appropriate materials. If replacement storefronts or component elements are necessary, replacements should be compatible with the materials, composition, design, texture, and general appearance of the original. Replacements should use physical or photographic evidence to replicate the original appearance. If evidence is not available, the replacement storefront should use arrangement, features, materials, and proportions typically found on buildings of the same style and period of the building involved.

1.10.2 **Street-Level Facades:** Original street-level facades, including storefronts, doors and entryways, windows, transoms, bulkheads, and pilasters and columns, should be retained, and if needed, repaired using historically appropriate materials and methods. Replacements of non-original street-level facades should be in keeping with the style and period of the building. The use of contemporary materials for the replacement elements of commercial street-level storefronts may be appropriate if they possess characteristics similar in scale, design finish, texture, durability, and detailing to historic materials and meet *The Secretary of the Interior's Standards.*

1.10.3 **Rear Elevations:** Rear elevations are service-oriented, and are an appropriate location for infrastructure elements such as mechanical systems, utility meters and connections, and fire stairs. Generally, original materials and features on rear elevations should be preserved and

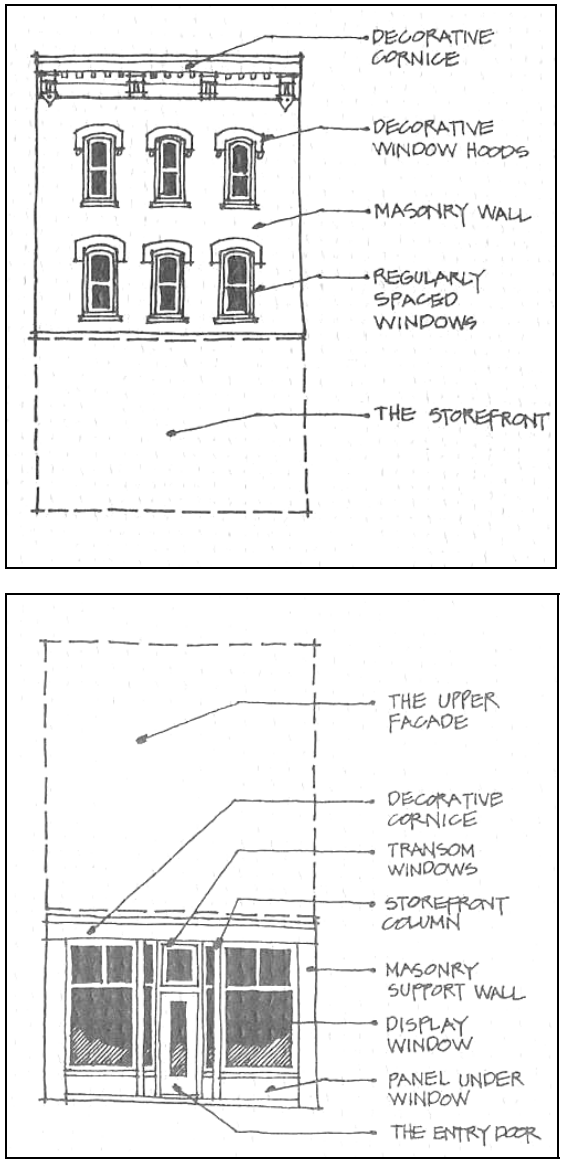


Figure 25: Component parts of the upper façade and storefront.

maintained. The appearance of rear elevations can be enhanced through the screening of infrastructure elements.

1.10.4 **Display Windows:** Original display windows and their component elements should be retained. Deteriorated or damaged display windows should be repaired using historically appropriate materials. If replacement display windows are necessary, replacements should replicate the originals. If original display windows do not exist, replacements should be appropriate for the building's style and period. Appropriate replacement elements include individual or grouped single-light clear-glass panes and simple wood, copper, bronze anodized aluminum, or baked-enamel aluminum frames. Glazing should be clear glass. Ornamental, frosted, spandrel, or stained glass display windows are not appropriate. Display windows should remain visible and not be concealed or enclosed. If privacy or shade other than that afforded by awnings is needed, interior shades or blinds are appropriate.

1.10.5 **Transoms:** Original transoms and their component elements should be retained. Deteriorated or damaged transoms should be repaired using historically appropriate materials. If replacement transoms are necessary, replacements should replicate the original. If original transoms do not exist, replacements should be appropriate for the building's style and period. Appropriate replacement elements include single or multi-light clear- glass panes and simple wooded or metal frames. Historic transoms should remain visible and not be covered or enclosed.

1.10.6 **Bulkheads:** Original bulkheads and their component elements should be retained. Deteriorated or damaged bulkheads should be repaired using historically appropriate materials. If replacement bulkheads are necessary, replacements should replicate originals. If original bulkheads do not exist, replacements should be appropriate for the building's style and period of construction. Appropriate replacement elements include paneled and painted wood, brick, and metal. Historic bulkhead materials should remain visible, not concealed beneath added materials.

1.10.7 **Pilaster and Columns:** Original pilasters and columns should be retained. Applying paint or another surface treatment is an appropriate preservation measure. Deteriorated or damaged columns and pilasters should be repaired using historically appropriate materials. If replacement pilasters or columns are necessary, replacements should replicate originals. Appropriate replacement materials include wood or masonry. Owners are encouraged to replace pilasters and columns that were original to the building but have been removed.

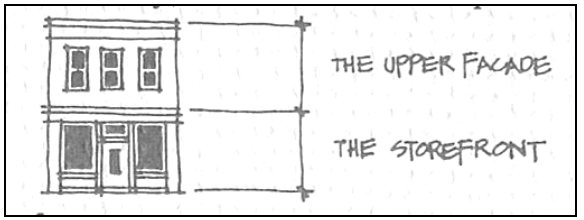


Figure 26: Component parts of the upper façade and storefront.

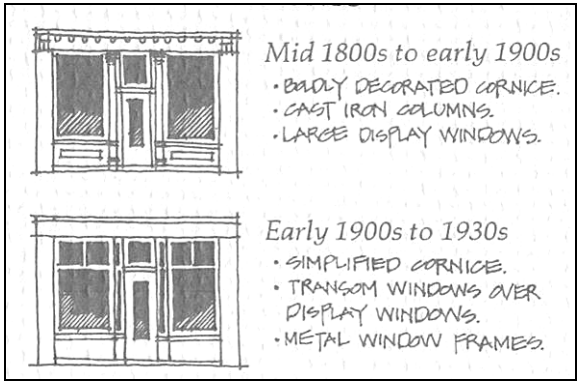


Figure 27: Storefront transitions.

1.10.8 **Cornice:** Original cornices and other detailing should be retained. Deteriorated or damaged cornices or other detailing should be repaired using historically appropriate materials. If replacement cornices are necessary, replacements should replicate the originals. If original cornices do not exist, replacements should be appropriate for the building's style and period. Appropriate replacement materials include sheet metal and wood. Owners are encouraged to replace cornices that were original to the building but have been removed.

1.10.9 **Secondary and Upper Facades:** Original façades and their component elements such as windows, walls, masonry, decorative elements, roofs, and chimneys should be retained and, if needed, repaired using historically appropriate materials and methods. Replacements to facades should be in keeping with the style and period of the building. The use of contemporary materials for the replacement elements of facades may be appropriate if they possess characteristics similar in scale, design finish, texture, durability, and detailing to historic materials and meet *The Secretary of the Interior's Standards*. Interior changes that affect the exterior appearance of facades, including changing original floor levels, should be avoided.

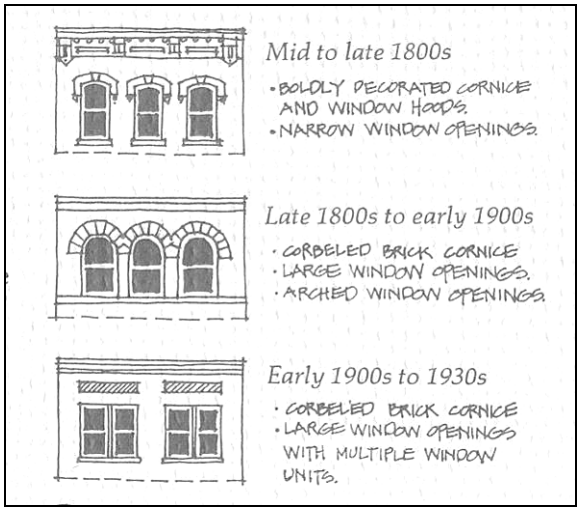


Figure 28: Upper façade transitions.

2.0 NEW CONSTRUCTION within historic context

2.1 GENERAL PRINCIPLES

2.1.1 Guidelines apply only to the exteriors of new construction. Public facades shall be more carefully reviewed than non-public facades. *Public facades are those that are visible from the public right of way, street or streets. Non-public facades are those not visible from the public right of way, street or streets. Facades facing the alley are generally not considered public facades.*

2.1.2 Construction in Historic Germantown has taken place continuously from the mid-19th through the early 20th centuries and a variety of building styles and types have resulted. New buildings should continue this tradition while remaining compatible with the existing historic context. Because a great variety of historic building forms exist within Germantown, more flexibility in design is possible than might be the case for more architecturally homogenous historic neighborhoods.

2.1.3 Because new buildings should relate to an established pattern and rhythm of existing buildings, both on the same and opposite sides of the street, a dominance of the pattern and rhythm should be respected and should not be disrupted.

2.1.4 New construction should be consistent and compatible with existing buildings along a street in terms of height, scale, setback, relationship of materials, texture and color; roof shape; orientation; and proportion and rhythm of openings.

2.1.5 Reconstruction of a historic building which no longer exists may be appropriate if it meets these criteria: it was formerly located on the site on which the reconstruction is proposed; it contributed to the historic and architectural integrity of the area; it was compatible in terms of style, height, scale, massing, and materials with the buildings immediately surrounding the site; and pictorial documentation supports its accuracy.

2.1.7 The MHZC does not review paint colors on wood or metal surfaces.

2.1.8 Painting of masonry materials is reviewed by the MHZC.

2.2 SITE and BUILDING PLANNING

2.2.1 Setbacks

- .1 Maintain the prevailing setbacks from the street within a block.
- .2 When a definite rhythm of spacing along a street is established by existing lot and building width, infill construction shall maintain that rhythm.
- .3 Wings, porches, and secondary building elements should be at similar setbacks to existing context.
- .4 Corner Lots: New construction should appropriately address setbacks on both streets.
- .5 Alley Setback: Setback from any alley (rear or side) shall be a minimum of 5 feet in order to retain the historic urban street character.
- .6 Corner Commercial: Historic corner commercial buildings within the NR historic district were typically built to the property line/sidewalk. Setbacks for the construction of new corner commercial structures shall be compatible with this historic precedent.

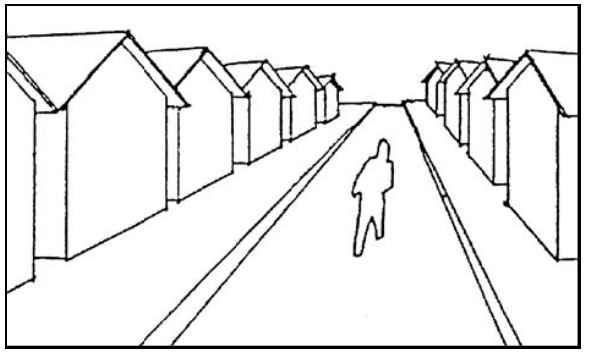


Figure 29: Appropriate contextual setback.

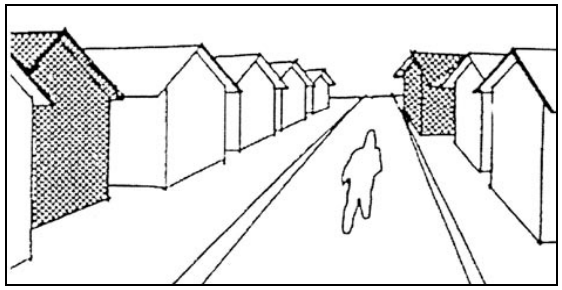


Figure 30: Inappropriate setbacks.

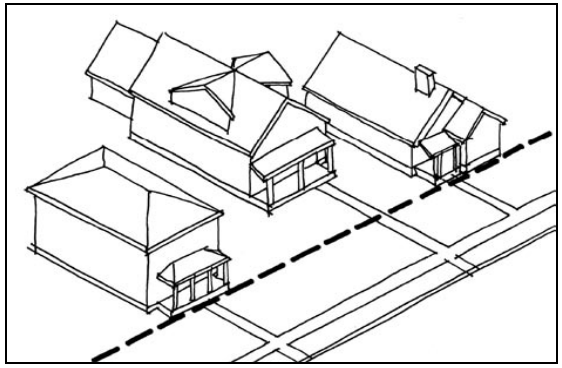


Figure 31: Inappropriate setback.

2.2.2 Orientation: The orientation of a structure's primary facade shall be consistent with that of adjacent historic buildings.

2.2.3 Massing and Scale

.1 In new construction, the size of a building, its mass in relation to open spaces and its windows, door openings and porches should be visually compatible with the surrounding buildings.

.2 The visual mass of the building shall be at or near the same setback as buildings on adjacent sites.

.3 When multiple lots or parcels are assembled within the district, buildings shall be designed to be compatible with the adjacent structures. New structures shall employ design techniques that break the facades into multiple vertical elevations.

2.2.4 Height

.1 New buildings shall be constructed to a height which is compatible with the height of adjacent buildings.

Characteristics of the following shall be considered in determining compatibility of height; adjacent properties, historical precedent, height of existing historic structures within the District, location within the District, topography and view corridor.

Generally, historic single-family residential structures are one or two stories in height. Special features of limited height such as towers or turrets may be acceptable.

Greater height may be appropriate for commercial and multi-family structures, where there is a lack of historic context along a block.

Consideration may be given to the physical characteristics of a property in determining compatible heights (e.g. exceptional topographic condition, lot size and/or lot shape)

In such cases, where height may be greater, height is guided by the Germantown Detailed Neighborhood Design Plan, a component of the General Plan of the Government of Nashville and Davidson County, while ensuring an appropriate transition to smaller historically significant buildings that abut or are across the street or alley from a proposed new building.

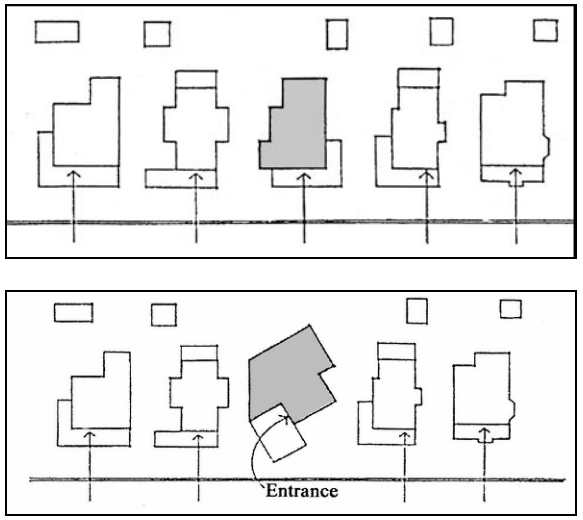


Figure 32: Appropriate orientation, siting and lot coverage (top); inappropriate (bottom).

Figure 33: Appropriate mass and scale (top): inappropriate (bottom).

2.3 FOUNDATIONS

2.3.1 The foundation height shall be visually compatible, by not contrasting greatly, with those of surrounding historic buildings.

2.3.2 For new structures, brick, limestone or split-face concrete block may be used for either pier or solid perimeter foundations. Intervening spaces may be filled with an open lattice work.

2.3.3 Foundation access doors shall be located on the side or rear of the building. Slab-on-grade foundations may be appropriate for commercial buildings. Slab-on-grade foundations are generally not appropriate for residential infill buildings.

2.4 WALLS / EXTERIOR MATERIALS

2.4.1 Masonry materials and wood siding were primarily used in the district and should continue to be predominant. Other materials may be used if they possess characteristics similar in scale, design, finish, texture, durability, and detailing to historic materials and meet *The Secretary of the Interior's Standards*.

2.4.2 The relationship and use of materials, texture, details and material color of a new building's public facades shall be visually compatible with and similar to or shall not contrast conspicuously with those of adjacent historic buildings.

2.4.3 Large expanses of featureless wall surface are not appropriate. It is most appropriate for materials to change between the foundation to the first floor.

2.4.4 Exterior Insulation Finish Systems (E.I.F.S) and vinyl siding are not appropriate exterior materials.

2.4.5 Traditional brick colors range from dark red-orange to dark red. The use of "antique" reproduction or multi-colored brick is not permitted.

2.4.6 Clapboard siding should exhibit an exposure of 3 to 5". Wood or composite siding and trim (ex. Hardi-plank) are appropriate. Composite materials must match the visual and durability characteristics of wood.

2.5 DOORS

2.5.1 The relationship of width to height of doors and the rhythm of solids *(walls)* to voids should be compatible with surrounding buildings. *(Exterior doors often have transoms, giving them a tall, narrow proportion.)*

2.5.2 Primary entrances shall be in locations similar to those used historically for primary entrances.

2.5.3 Door openings should be recessed (2" minimum) on masonry buildings, as they are traditionally, rather than flush with the rest of the wall.

2.5.4 Front doors shall be wood and at least half-glass.

2.6 WINDOWS

2.6.1 The relationship of width to height of windows and the rhythm of solids *(walls)* to voids should be visually compatible with surrounding buildings. *(Exterior windows are generally tall and narrow in proportion)*

2.6.2 Tinted, reflective, or colored glass are generally not appropriate.

Figure 34: Appropriate window and door styles (top); inappropriate (bottom).

2.6.3 Window openings should be recessed (2” minimum) on masonry buildings, as they are traditionally, rather than flush with the rest of the wall.

2.6.4 For new commercial structures a significant portion of the street level façade shall be transparent (i.e., doors and windows) to provide visual interest and access for the pedestrian.

2.6.5 On corner commercial buildings, glazing shall address both streets.

2.6 PORCHES / ENTRANCE / RECESSED ENTRIES

2.6.1 Primary building entrances should be oriented towards the street.

2.6.2 Within the district front porches and recessed entries are common on residential and commercial buildings. New construction (specifically of single and multi family homes) shall provide an entry that utilizes elements of a porch to create a transition from the outside *(public domain)* to the inside *(private domain).*

2.6.3 The height of porch roofs shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

2.6.4 Entrances to commercial buildings should be recessed.

2.7 ROOF

2.7.1 The roofs of new buildings should be visually compatible by not contrasting significantly with the roof shape, pitch, and orientation of surrounding buildings. *(Predominant roof shapes are gables and hips with slopes ranging from 35 to 50 degrees, 7/12 to 14/12).*

2.7.2 Roof-top equipment, skylights, solar panels, and roof penetrations located on or attached to the roof shall be located so as to minimize their visibility from the street. *Generally, they should be placed rear of the mid-point of the building.*

2.7.3 Within the district are surviving examples and/or pictorial evidence of commercial, multi-family, and institutional buildings having a low slope roof behind a parapet wall. Therefore, low slope roofs may be appropriate for buildings of similar use within the district.

2.8 UTILITIES / MECHANICAL

2.8.1 Utility connections such as gas meters, electric meters, electric service mast and power lines, phone, cable, satellite TV and HVAC condenser units should be located so as to minimize their visibility from the street. Exterior utilities and mechanical equipment shall generally be located in the rear or side yard and/or screened when visible from the street.

2.8.2 Appurtenances related to new buildings and additions, should be visually compatible with the environment established by surrounding existing buildings and the site on which they are located.

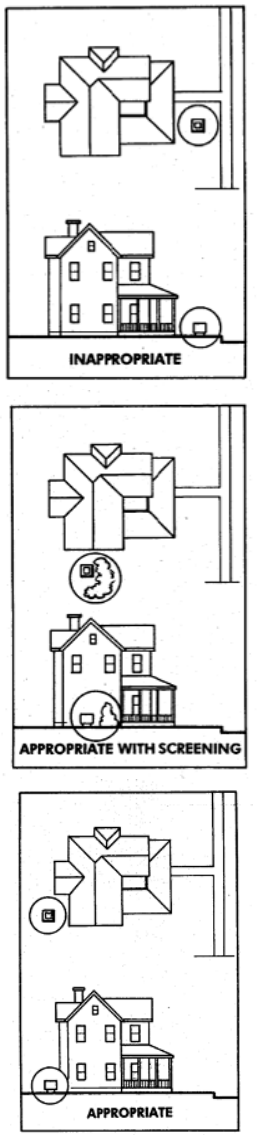


Figure 35: Install mechanical equipment in areas that will require the least possible alteration.

2.9 OUTBUILDINGS / GARAGES / CARPORTS / ACCESSORY BUILDINGS

2.9.1 Historically, outbuildings, garages and carports were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings. Brick, weatherboard, and board-and-batten are typical siding materials. Outbuildings with weatherboard siding typically have wide corner boards and window and door casings (trim).

2.9.2 Outbuildings, garages, carports and accessory buildings shall be located to the rear of the property. When a definite rhythm along a street/alley is established by uniform lot and building width, infill construction shall maintain that rhythm.

2.9.3 The predominant vehicular access to properties within the District should continue to be through the use of alleys. Garages and carports shall be accessed from the service alley as is typical for historic buildings in the district. For most residential lots new curb cuts on public streets are generally not appropriate. The removal of unnecessary existing curb cuts on primary streets is encouraged. It is acknowledged that in some cases alley access may not be possible or practical. In this case, curb cuts and driveways at the public street should be minimized and the width of parking access should be limited. Curb cuts and driveways shall be located so they are visually less dominant.

2.9.4 The design of outbuildings, garages, carports and accessory buildings shall not be visually disruptive to the character of surrounding buildings.

2.9.5 The size and mass of outbuildings, garages, carports and accessory buildings in relation to open spaces and its windows and openings shall be visually compatible with the primary building and surrounding buildings.

2.9.6 Swimming pools are to be located in the rear yard or appropriately screened from view and set back from the street; fencing around swimming pools required by zoning ordinance must comply with these design guidelines.

2.9.8 Portable storage buildings less than 100 square feet are not reviewed by the MHZC.

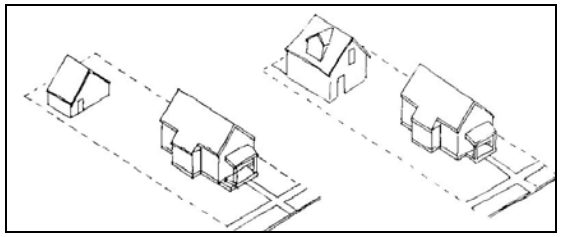


Figure 36: Appropriate garage/outbuilding location.

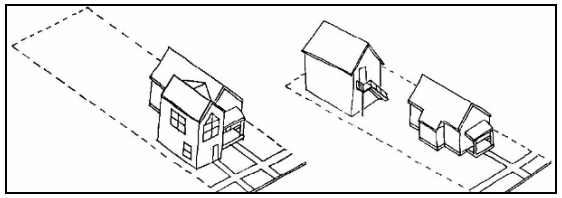


Figure 37: Inappropriate garage/outbuilding location/size.

3.0 NEW CONSTRUCTION - where there is minimal historic context or historic context no longer exists

Guidelines apply only to the exteriors of new construction. Public facades shall be more carefully reviewed than non-public facades. *Public facades are those that are visible from the public right of way, street or streets. Non-public facades are those not visible from the public right of way, street or streets. Facades facing the alley are generally not considered public facades.*

3.1 GENERAL PRINCIPLES

Construction in the District has taken place continuously from the mid-19th through the present and a variety of building styles and building types have resulted. This variety reflects the style, culture and values of the District over time. New construction that imitates historic architectural styles may compromise the value of authentic historic structures by confusing genuine history with reproduction. Exterior building design should avoid the creation of themed environments that create a false sense of being in an alternate time or place.

Because a great variety of building forms exist within Germantown, flexibility in the design of new buildings is possible and encouraged. New buildings should continue this variety while remaining compatible with development patterns consistent with mixed-use urban neighborhood design.

3.1.1 Buildings should be sited on their respective parcels in ways that are appropriate to their context and the context it creates.

3.1.2 The architectural styles and forms of new buildings should be appropriate to their context.

3.1.3 New buildings should relate to a pattern and rhythm of development consistent with a mixed-use urban neighborhood.

3.1.4 New projects have the ability to create place. Proposed projects shall be reviewed both in relationship to its context and the context it creates.

3.1.5 The ground floors of new buildings should be designed to encourage pedestrian activity.

3.1.6 New construction will be reviewed for height, scale, setback, relationship of materials, texture and color; massing; orientation; and proportion and rhythm of openings.

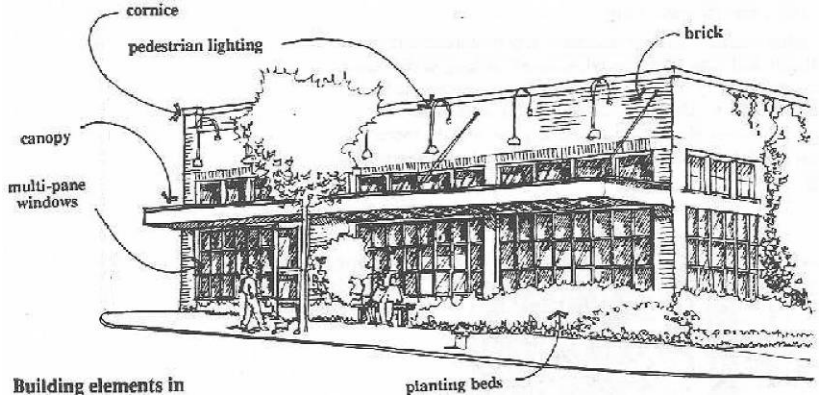


Figure 38: Building elements in a successful non-residential project.

3.2 SITE and BUILDING PLANNING

3.2.1 New development should be sited and designed to encourage pedestrian/human activity on the street. The siting of buildings should acknowledge and reinforce desirable characteristics of the right-of way and streetscape.

Livelier street edges make for safer streets. Ground floor shops and market spaces providing services attract activity on the street. Entrances, porches, balconies, front yards, decks, seating, street lighting, street trees, landscaping and other streetscape elements promote use of the street front and provide places for human interaction. Siting decisions shall consider the importance of these features in a particular context and allow for their incorporation.

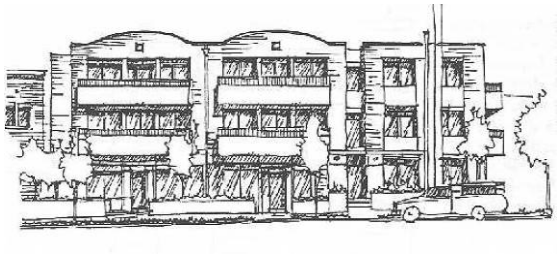


Figure 39: This mixed-use building expresses intervals through modulation, a mix of roof forms, landscaping and other elements.

3.2.2 Setbacks

The character of a neighborhood or district is often a product of the experience of traveling along its streets. One of the defining characteristics of that experience is how buildings face and are set back from the street.

The guidelines below are not specific to individual parcels or streets. Because street rights of way vary significantly throughout the district it is important to first analyze and consider the desired streetscape prior to establishing the setback and building face for a given project. While the guidelines encourage some buildings at the edge of the sidewalk, locating a building on the property line only 48" from the edge of the existing curb drastically limits and may altogether prohibit the placement of features identified in 3.2.1 and limit the ability of a project to comply with 3.2.1.

It is further the intent of these guidelines to avoid the arbitrary establishment of setbacks resulting in haphazard building placement and a resulting interruption or absence of visual order within the District.

.1 Commercial Corridor Setbacks (Rosa L Parks and Jefferson Street) – the siting of buildings along major commercial corridors should provide desirable streetscape characteristics: pedestrian oriented businesses and shops at ground level, corner entrances and a consistent building edge abutting the sidewalk.

.2 Commercial Setbacks (Interior to the District) – Generally, commercial buildings within the district are encouraged to build to the property line/sidewalk.
The intent is to encourage pedestrian oriented development

.3 Corner Lots: Buildings on corner lots should be oriented to the corner and public street fronts to reinforce the street corner. Buildings should appropriately address setbacks on both streets. Corner lots offer unique opportunities because of their visibility and access from two streets. Corner pedestrian entrances, towers, turrets, accentuated rooflines, special architectural details, balconies and other design features are encouraged.

4 Residential Setbacks – the space between the building and the sidewalk should provide security and privacy for residents while encouraging social interaction among residents and neighbors. Within the District the transition between residential buildings and the street varies with the depth of the front setback and the relative elevation of the building to the street.

The following examples illustrate various conditions and suggest how this guideline may be met through setbacks, entry design, landscape treatment and other techniques.

Minimal Front setback – Buildings with little or no front yard should include creative use of landscaping and or window placement and treatment to provide privacy. Recessed entries can be used to provide security and/or weather protection.
Shallow Residential Street Front – Buildings with a shallow setback from the sidewalk provide sufficient area to include balconies or decks, which allow privacy while encouraging visual interaction with the street. Small courtyards, arcades, recessed entries or other similar entry designs may be desirable to provide privacy to ground floor residents.
Deep Residential Setback – Buildings with deep setbacks from the sidewalk provide sufficient privacy through spatial separation to permit more open porches, fenestration and garden space for ground floor residential units. Fences may provide further separation from the sidewalk.
High Bank Residential Street Front – Within the district topography may cause the ground floor of a building to be elevated above pedestrian eye level. Therefore it is easier to achieve a sense of privacy and separation from the street activity – thus creating more opportunity for social spaces

.5 Alley Setback: Setback from any alley (rear or side) shall be a minimum of 5 feet in order to retain urban street character.

3.2.3 Orientation:

.1 The primary entrances of buildings shall be clearly identifiable and visible from the street. Generally this means primary entrances are oriented to the public street.

The intent is to encourage pedestrian oriented development, interaction with the street environment and allow for transition between the street/public domain and the interior of the building/private domain. Entries that are visible from the street generally make a building more approachable and create a sense of association among users, customers and neighbors. Clear entries should be provided off of public streets not solely from parking lots.

This does not preclude site developments for residential projects from utilizing courtyards or mews. It is intended to foster siting that recognizes the importance of the public street and the transition from the street to the building.

Figure 40: This apartment building incorporates architectural elements that a human scale such as bay windows, cornice lines, double hung windows, building modulation, and horizontal banding. Also, the street front landscaping helps it to better fit in an established neighborhood.

3.2.4 Mass and Scale

.1 The mass and scale of new buildings will be reviewed relative to use and location within the District.

Generally taller more massive structures are anticipated at the edges where Commercial Corridors (Jefferson Street and Rosa L. Parks Boulevard) bound the District. Lower height, smaller scale and less massive structures are predominant at the interior of the District. Third Avenue North is unique in the fact that it is an arterial passing through the eastern part of the District connecting downtown to Metro Center. Therefore as a connecting street with potentially higher traffic volumes more commercial uses, greater densities and taller heights may be appropriate. These guidelines and the Design Review Process are intended to provide a balance between the development potential of a particular site and compatibility of existing and adjacent buildings.

.2 Façade Articulation: New structures shall employ design techniques that avoid large expanses of unbroken façade planes and/or materials particularly on public facades.
For multiple story buildings, the width of any unbroken façade shall not exceed the building height. This width to height ratio is considered a minimum – more modulation is encouraged.

Some appropriate techniques for building articulation include but are not limited to: Modulating the façade by stepping back or extending forward a portion of the façade (articulating a buildings façade vertically and/or horizontally in intervals that are informed by existing platting patterns or structures within the District is encouraged)

Pilasters, recesses and or projections

Repeating window patterns at an interval that equals the articulation interval

Providing a balcony, porch, patio, deck, covered entry, bay window (or other special window) or other significant architectural detail for each interval

Changing the roof line by varying parapet heights, alternating dormers, stepped roofs, gables or other roof elements to reinforce the modulation or articulation interval

Changing materials with a change in building plane (changes in a materials, texture or color are appropriate techniques – however changes solely in paint color alone is generally not sufficient to meet the intent of this guideline)

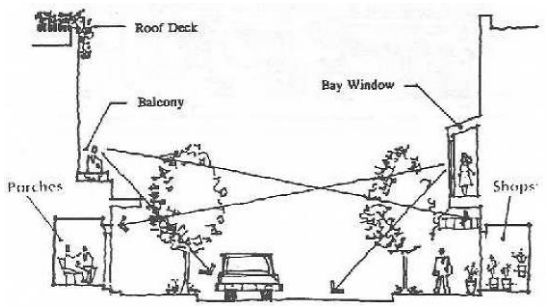


Figure 41: Elements along the street front that promote a human scale on the street.

3.2.5 Height

.1 New buildings shall be constructed to a height that is compatible with adjacent context.

Consideration of the physical characteristics of a property will be given in determining compatible heights (e.g. exceptional topographic condition, lot size and/or lot shape)

Height, bulk and scale mitigation may be required in two general circumstances:

Projects on or near the edge of a less intensive area. A substantial incompatibility in scale may result from different development standards in the two areas and may be compounded by physical factors such as large development sites, slopes or lot orientation.

Projects proposed on sites with unusual physical characteristics such as large lot size, unusual shape, or topography where buildings may appear substantially greater in height, bulk and scale than that generally anticipated for the area.
Factors to consider in analyzing potential height, bulk and scale impacts include:

- *distance from the edge of an existing structure or less intensive area*
- *differences in development standards between abutting area (allowable building height, width, lot coverage, etc.)*
- *effect of site size and shape*
- *height, bulk and scale relationships resulting from lot orientation (e.g. back lot line to back lot line vs. back lot line to side lot line)*
- *type and amount of separation between lots in the different area (e.g. separation by only a property line, by an alley or street, or by other physical features such as grade changes).*

In many cases, careful siting and design treatment are sufficient to achieve reasonable transition and mitigation of height, bulk and scale impacts. Some techniques for achieving compatibility are as follows:

- *location of features on-site to facilitate transition, such as locating required open space on the zone edge so the building is farther from the lower intensity area.*

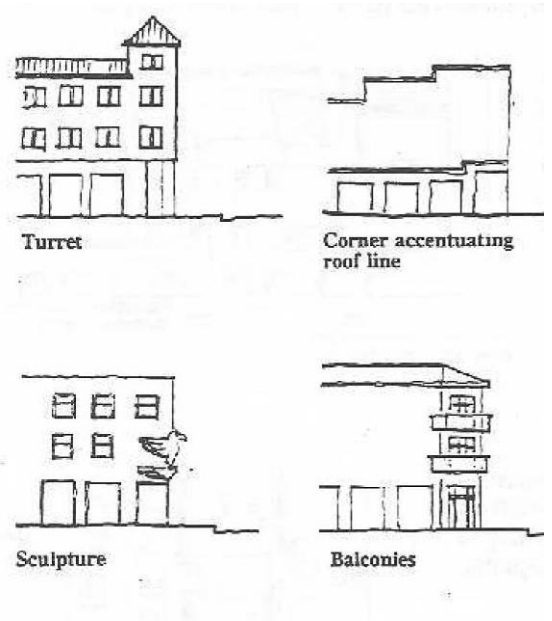


Figure 42: Corner entries and/or architectural features are encouraged.

- *treating topographic conditions in ways that minimize impacts on neighboring development, such as architectural details to give a more human scale to a project, or stepping a project down a sloping site.*
- *in a mixed-use project, siting the more compatible use near the adjoining edge.*

In some cases, reductions in the actual height, bulk and scale of the proposed structure may be necessary in order to mitigate adverse impacts and achieve an acceptable level of compatibility. Some techniques that can be used in these cases include:

- *articulating the building's facades vertically or horizontally in intervals that conform to existing structures or platting pattern.*
- *increasing building setbacks from the zone edge at ground level*
- *reducing the bulk of the building's upper floors*
- *limiting the length of, or otherwise modifying, facades*
- *reducing the height of the structure*
- *reducing the number or size of accessory structures.*

.2 In the absence of adjacent context with taller heights the following heights are permitted.

Buildings along Commercial Corridors (Jefferson Street and Rosa L. Parks Boulevard) are permitted to be 4-6 stories.

New buildings are

The intent is to provide visual interest and permit light, air, and visual openness to the sky plane and modulation of height and massing at the street wall. To signify a unique feature, a corner or important element portions of a structure are not required to set back at the street wall. It is not intended to permit a majority of the project nor an entire block length of six stories unbroken at the street wall.

Within the interior of the District structures are permitted to be 35’ in height. Special features of increased height such as towers or turrets may be acceptable. Corner buildings offer unique opportunities because of their visibility and access from two streets and are locations for special activities, uses or indicators of neighborhood centers taller heights up to 45’ may be appropriate for corner buildings of limited street frontage.

Figure 43: A residential project on a corner lot that relates to both street fronts and provides visual and physical access to the project from the corner.

The intent is to provide visual interest and allow modulation of heights to signify something unique or important at the corner. The term "limited street frontage" is intended to allow reasonable lengths of building frontage to have an increased height. It is not intended to permit a majority of the project nor an entire block length of increased height.

Within the District in the absence of adjacent historical context structures are permitted to be 3 stories or 45' in height.

.3 The Werthan Site

The Werthan site bounded to the south by Taylor Street, west by Rosa L. Parks, north by Hume Street and to the east by 5th Avenue North, is a unique property within the District. At inception the site, large structures and use were an anomaly in the neighborhood. Its initial use and planning made it a center and focal point within the community. Future development on the site should recognize these unique features and new structures are encouraged to enhance the sites presence within the neighborhood.

The Werthan site is unique regarding building height. It shall take its context from within the boundaries of the site as opposed to adjacent properties providing context.

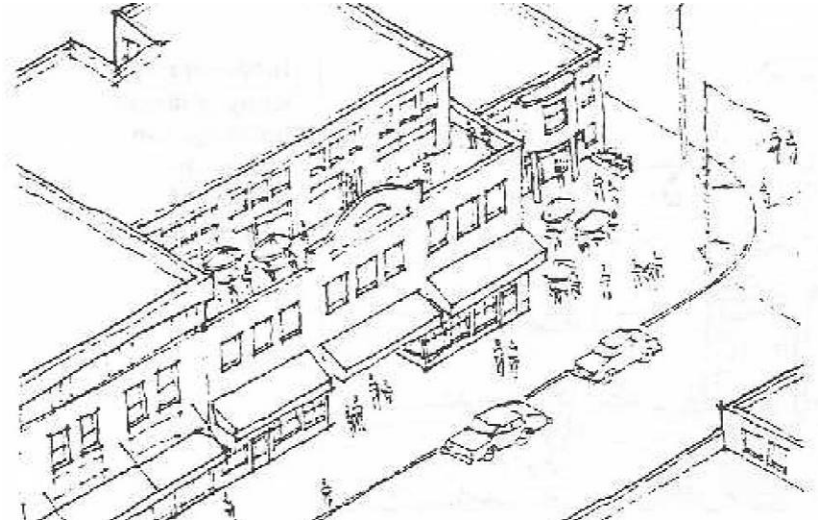


Figure 44: On commercial streets, elements can include shop front windows, plaza space with outdoor seating, rooftop decks, balconies, and canopies.

3.3 WALLS / EXTERIOR MATERIALS

3.3.1 Exterior materials will be reviewed for characteristics of scale, design, finish, texture, durability and detailing. Materials must demonstrate adherence to *The Secretary of the Interior's Standards*.

3.3.2 Large expanses of featureless wall surface are not appropriate

3.3.3 Material change between the foundation and the first floor is encouraged.

3.3.4 Exterior Insulation Finish Systems (E.I.F.S) and vinyl siding are not appropriate exterior materials.

3.3.5 The painting of wood and metal surfaces is <u>not</u> reviewed by the MHZC.

3.4 DOORS

3.4.1 Front doors and entryways shall be designed to allow natural light into the interior of the building and promote visibility on the street

Some appropriate techniques include but are not limited to:

- *Half glass doors*
- *Full glass doors*
- *Solid doors w/ sidelights*

3.5 WINDOWS

3.5.1 Window profiles will be reviewed for dimensional depth of rails, stiles, mullions, muntins, divided lites, sills, casing and or trim.

3.6 ROOF

3.6.1 Rooftop equipment, skylights, solar panels, and roof penetrations located on or attached to the roof shall be located so as to minimize their visibility from the street. *Generally, they should be placed rear of the mid-point of the building.*

3.7 UTILITIES / MECHANICAL

3.7.1 Utility connections such as gas meters, electric meters, electric service mast and power lines, phone, cable, satellite TV and HVAC condenser units should be located so as to minimize their impact and visibility at the public street. Exterior utilities and mechanical equipment shall be screened from visibility from the building's street facades. Building utilities shall be planned, sited and screened to minimize their impact on the pedestrian environment.

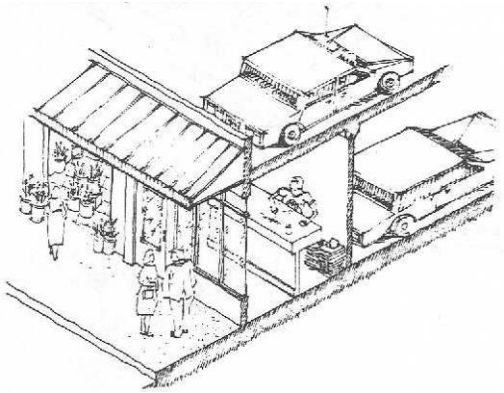


Figure 45: Providing space for pedestrian oriented businesses along parking garage frontage.

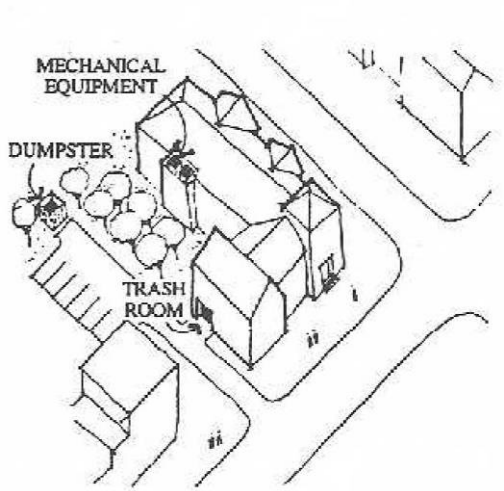


Figure 46: Service elements located away from the street edge and not generally visible from the sidewalk.

4.0 ADDITIONS

An ADDITION consists of an extension to an existing structure that increases the floor area or height of that structure.

4.1 GENERAL PRINCIPLES

4.1.1 Guidelines apply only to the exteriors of new additions. Public facades shall be more carefully reviewed than non-public facades. *Public facades are those that are visible from the public right of way, street or streets – Generally facades facing the alley are not considered public facades. Non-public facades are those not visible from the public right of way, street or streets.*

4.1.2 The guidelines for Section 2 New Construction shall apply to all additions.

4.2 ADDITIONS TO HISTORIC BUILDINGS

4.2.1 Additions should not obscure or contribute to the loss of historic character-defining features or materials.

4.2.2 Additions to existing historic buildings shall be compatible in scale, materials, and texture; additions shall be visually compatible by not contrasting greatly with the existing historic building. Additions to historic buildings should be done in such a manner that, if such additions were to be removed in the future, the essential form and integrity of the original structure would not be impaired.

4.2.3 Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades. To distinguish between the historic structure and an addition, it is desirable to set the addition in from the building side wall or for the addition to have a different exterior cladding.

4.2.4 The creation of an addition through enclosure of a front porch is not permitted. The creation of an addition through the enclosure of a side porch may be appropriate if the addition is constructed in such a way that the original form and openings on the porch remain visible and undisturbed.

4.2.5 Contemporary designs for additions to existing historic properties may be permitted when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, material color, material, and character of the property, neighborhood, or environment.

4.3 ADDITIONS TO NON-HISTORIC RESIDENTIAL BUILDINGS

4.3.1 Front and side additions to “non-contributing” buildings which bring the building towards compliance with established setback, massing, scale, rhythm of spacing, height and/ or orientation are encouraged.

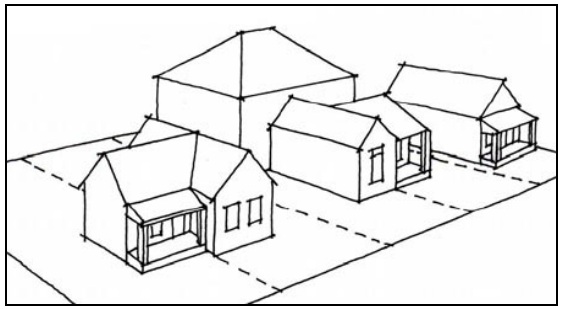


Figure 47: inappropriate addition.

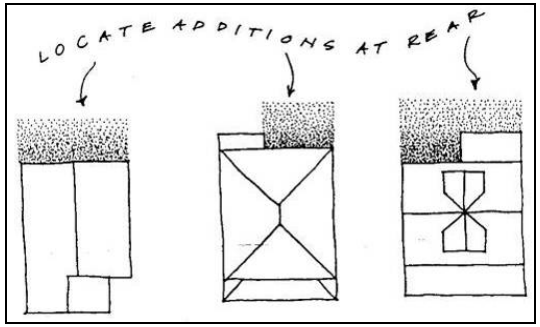


Figure 48: Locate additions at the rear of the primary structure.

4.4 ADDITIONS TO NON-HISTORIC COMMERCIALBUILDINGS

Germantown was rezoned in the mid-twentieth century, and many of the buildings constructed in the 1950s to 1980s do not possess urban characteristics. The overlay does not prevent businesses in existing buildings from expanding to meet their needs.

Front and side additions to existing commercial buildings, which bring the building toward compliance with established setback, massing, scale, height, rhythm of spacing and/or orientation are encouraged. However, special exception or consideration will be given to expanding commercial buildings when it is not feasible to comply explicitly with guidelines or setbacks.

4.4.1 Established setback: Generally additions should be made as close to the front sidewalk or property line as possible.

4.4.2 Massing, scale, and height: Street front additions should be similar to and not contrast greatly with the scale, massing, and height of the existing building. For example, if the existing building were two stories tall, any addition to the front should not be diminutive by comparison.

4.4.3 Rhythm of spacing: Any addition with a long façade should not be monolithic, but be broken into series of bays, which creates a more pedestrian friendly façade. This may be accomplished with a change in materials or indentions along the building façade.

4.4.4 Orientation: There should be a building entrance facing the street.

5.0 SITE IMPROVEMENTS/ APPURTENANCES

Site improvements or appurtenances include fences, walls, sidewalks, paving or driveways, parking areas, exterior lighting, utility connections, and other permanent landscape features. Historic architecturally-significant site improvements should be maintained, and repaired using historically appropriate materials and methods

5.1 FENCES & WALLS

5.1.1 Character-defining features of historic fences and stone retaining walls including gates, decorative pickets, finials, and hardware should be preserved. Repair rather than replace fence and wall materials. For irreparable elements replacement features shall match the original features.

5.1.2 Fences or walls may be utilized to demarcate property lines and screen private areas from public view.

5.1.3 New fences and walled areas shall be compatible with the building site and streetscape in terms of location, height, opaqueness; design, style, materials composition, scale, proportion, color and texture.

Consideration of the physical characteristics of a property and its use will be given in determining appropriate fence heights and location (e.g. exceptional topographic condition, lot location within the District (street corners etc), adjacency to non compatible use, lot size and/or lot shape)
Walls of solid masonry construction within the front setback are permitted up to 24" in height.
Fences shall be constructed of wood, metal or masonry. Vinyl is generally not an appropriate fencing material.
The combination of fences and walls in front setbacks shall not exceed 48". Generally side yard fences from the street to a distance of 10' behind the front (public) façade shall not exceed 48". Side yard fences shall be located a minimum of 10' behind the front (public) façade and shall not exceed 72" in height. (Exception: Fences may be 96" in ht. when the top 24" is open in nature).
Rear yard / privacy fences shall not exceed 72". (Exception: Fences may be 96" in height when the top 24" is open in nature).

5.1.4 Coordination of style and materials with adjacent properties is encouraged where appropriate.

5.1.5 In general chain link fencing is not appropriate. Black or dark green chain link fencing may be used for pet enclosures or at the rear of the lot when it is screened from public view.


Figure 49: Examples of privacy fencing on side or rear lot lines.


Figure 50: Examples of existing retaining walls.

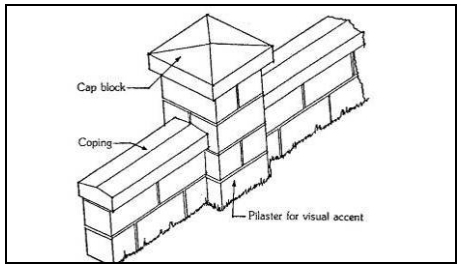


Figure 51: Construction detail of a front yard retaining wall.

Figure 52: Examples of appropriate front yard (street) fencing.

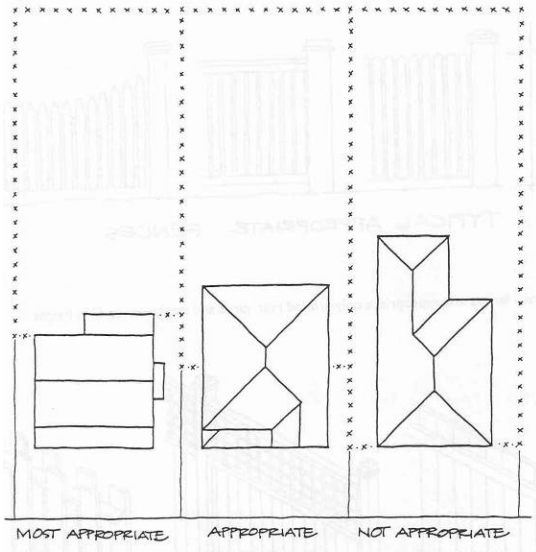


Figure 53: Fence Locations

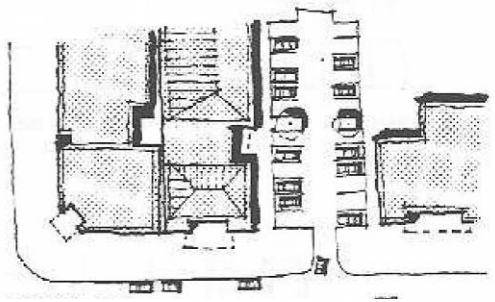


Figure 54: In certain situations limited street-front parking lots may be acceptable.

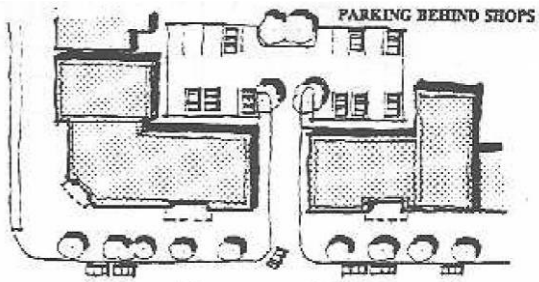


Figure 55: Parking lots located behind shops and offices are preferred.

5.2 SIDEWALKS

5.2.1 New sidewalks or walkways should remain visually compatible with the materials and placement of historic walkways.

5.2.2 Curb cuts on public streets are generally not appropriate. The removal of existing curb cuts on primary streets (where a lot can be accessed from the alley) is encouraged to bring non conforming properties into conformance.

5.2.3 Original sidewalks and walkways, including details such as original curbstones, brick, etc., should be preserved in their original state as closely as possible. Special care shall be taken to preserve existing specimen trees and significant landscape elements.

5.2.4 Pathways and walkways providing access to buildings shall be serviceable and relate to the building in scale, width, placement and material.

5.2.5 Brick, concrete, concrete pavers, stone, and stepping stones are appropriate walkway materials.

5.3 PAVING / DRIVEWAYS / PARKING AREAS AND PARKING LOTS

5.3.1 The predominant vehicular access to properties within the District should continue to be through the use of alleys. It is acknowledged that in some cases alley access may not be possible or practical. In this case, curb cuts and driveways at the public street should be minimized and the width of parking access should be limited. Curb cuts and driveways shall be located so they are visually less dominant.

5.3.2 Vehicular access to new developments (specifically large lot developments) shall be executed with techniques that minimize interruption to the sidewalk network and the pedestrian environment. Cross access between parking areas to minimize street curb cuts and adjacent driveways is encouraged.

5.3.3 Parking structures should generally be located below or behind buildings and landscaped to mitigate their visual impact.

5.3.4 Parking structures that are located close to the sidewalk are encouraged to include retail uses at street level to minimize the visual impact of the structure and engage the pedestrian network - Where street level retail uses are not feasible, architectural treatments shall be used to modulate the façade breaking the mass and horizontal lines typical of parking structures. Facades of parking structures facing public streets shall have flat (non sloping) floor plates.

5.3.5 Shared parking facilities that efficiently utilize parking spaces are encouraged.

5.3.6 Garages and carports shall be accessed from the service alley as is typical in the district. For residential lots new curb cuts on public streets are generally not appropriate. Where a lot can be accessed from the alley, the removal of existing curb cuts on primary streets is encouraged. Where an existing lot cannot be accessed from the alley executed vehicular access shall be executed with techniques that minimize interruption to the sidewalk network and the pedestrian environment.

5.3.7 Swimming pools are to be located in the rear yard or appropriately screened from view and set back from the street; fencing around swimming pools required by zoning ordinance must comply with these design guidelines.

5.3.8 Portable storage buildings less than 100 square feet are not reviewed by the MHZC.

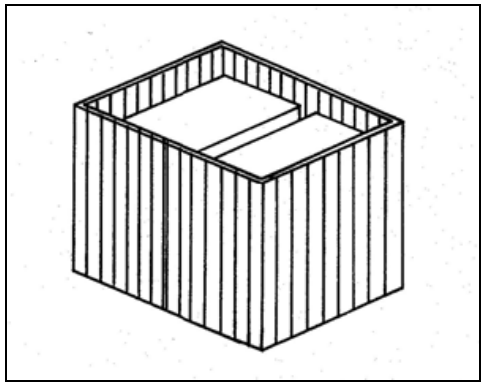


Figure 56: Dumpsters should be screened from public view.

5.4 DUMPSTERS / EXTERIOR LIGHTING / MISCELLANEOUS

5.4.1 Dumpsters and other trash containers shall be located with techniques that minimize interruption to the sidewalk network and the pedestrian environment. The most appropriate location for dumpsters and trash containers is in the rear yard or alley and screened from public view.

5.4.2 Exterior lighting fixtures shall be compatible in style, size, scale and material with the character of the structure and neighborhood.

5.4.3 Avoid spilling light onto adjacent structures, signs, or properties.

5.4.4 Ground mounted light fixtures/spotlights shall be screened from public view.

6.0 RELOCATION

6.1 GENERAL PRINCIPLES

6.1.1 The moving of an existing building which retains architectural and historical integrity and which contributes to the architectural and historical character of the district should be avoided.

6.1.2 Moving a building which does not contribute to the historical and architectural integrity of the district or has lost architectural integrity due to deterioration and neglect shall be appropriate if its removal or the proposal for its replacement will result in a more positive, appropriate visual effect on the district.

6.2 GUIDELINES

6.2.1 Relocated buildings must be carefully rebuilt to retain and maintain original architectural details and materials.

6.2.2 A building may be moved into the district if it maintains a sense of architectural unity in terms of style, height, scale, massing, materials, texture, and setback with existing *historic* buildings along the street.

6.2.3 A building may be moved from one site to another in the district if: the integrity of location and setting of the building in its original location has been lost; the new location will be similar in setting and siting; the building will be compatible with the buildings adjacent to the new location in style, height, scale, materials, and setback; and the relocation of the building will not result in a negative visual effect on the site and surrounding buildings from which it will be removed.

7.0 DEMOLITION

7.1 GENERAL PRINCIPLES

7.1.1 Since the purpose of historic zoning is to protect historic properties, the demolition of a building that contributes historically and architecturally to the character and significance of the district is not appropriate and should be avoided.

7.1.2 Demolition is considered the removal of any structure or portion of a structure that affects the visual appearance of the building from the exterior. It includes the removal of floors or sections of the building that are enclosed by the original façade.

7.2 GUIDELINES

7.2.1 Demolition is not appropriate if a building or a major portion of a building contributes to the architectural or historical significance or character of the district.

7.2.2 Demolition is appropriate if a building or a major portion of a building does not contribute to the historical or architectural character and importance of the district.

7.2.3 Demolition is appropriate if a building or a major portion of a building has irretrievably lost its architectural and historical integrity and importance, and its removal will result in a more historically appropriate visual effect on the district.

7.2.4 Demolition is appropriate if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420, as amended, of the historic zoning ordinance.

7.2.5 Where demolition has been allowed, MHZC may require historic structures to be documented through photographs, a site plan and floor plans, and those significant architectural components of a building are salvaged.

8.0 SIGNAGE

Review is required only for permanent signs that are mounted on the exterior of buildings or anchored freestanding on the property. Signage behind display windows, transoms, and upper story windows, as well as temporary signs, such as sandwich boards and banners, are not reviewed.

Recognizing the importance of signage and building graphics to the business needs of merchants and property owners, the MHZC supports interpretation of the signage guidelines to further the dynamic, creative, entertaining, and often eclectic identity requirements of the Germantown district.

8.1 DESIGN STANDARDS

8.1.1 Signage should be placed in locations historically used for signage and should not obscure transoms, columns, cornices, decorative elements, or key architectural features.

8.1.2 Signs shall be of quality design and craftsmanship. Wood or painted metal are preferable materials. Low-grade plastics and synthetic materials are discouraged.

8.1.3 Awning signage is appropriate for non-residential structures. However, the size of the letters/graphics should not dominate the awning.

8.1.4 Signs shall be limited to on-premises signs related to the use or business conducted on the same site.

8.1.5 Well-designed hand-painted signs are permitted.

8.1.6 Well-designed permanent window painted signs are permitted.

8.1.7 Abandoned, deteriorated, or damaged signs and sign posts shall be removed.

8.1.8 The number of signs permitted on a parcel shall be limited to the number of primary building entrances on the parcel plus one for each public street on which the parcel has frontage.

8.1.9 Signs for multiple tenant occupancies/multiple businesses shall be of similar material and design.

8.2 SIGNAGE NOT PERMITTED

8.2.1 No billboards or general advertising signs shall be permitted.

8.2.2 Marquee type signs for announcements of activities taking place at the location are prohibited (exceptions: churches, schools, and institutional use).

8.2.3 Rooftop signs are not permitted.

8.2.4 Off-site signs are not permitted.

8.2.5 Pole-mounted signs are not permitted.

8.3 PROJECTING, BLADE & WALL MOUNTED SIGNS

Projecting signs shall be limited to one per property for each street frontage.

8.3.1 Projecting signs should be limited to an area of 16 square feet and should not project more than six feet from the building face. Maximum thickness should be limited to one foot. Their projection should be proportional to the design of the sign and appropriately scaled to the building.

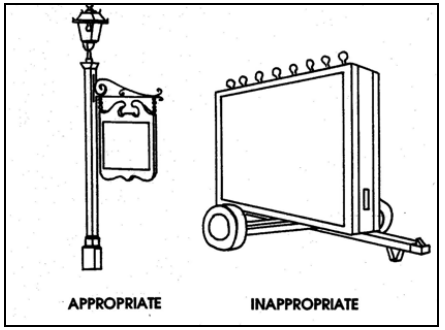
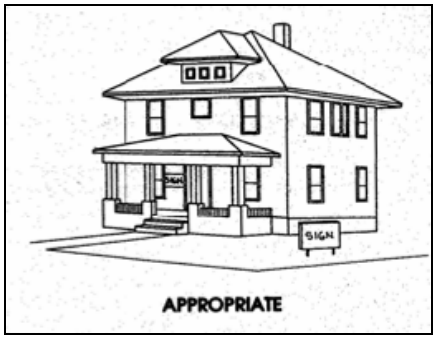


Figure 57: Soft, indirect lighting is recommended. Portable, lit and blinking signs are not permitted.



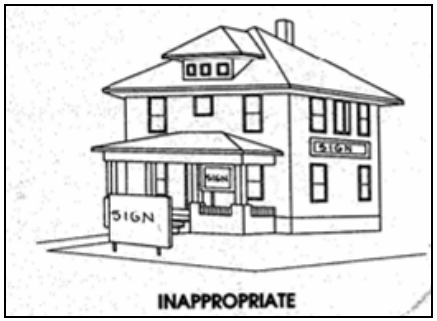


Figure 58 : Free standing signs of limited size are recommended. If signs must be placed on buildings, a small panel at the entrance is recommended.

8.3.2 Blade signs should not project more than three feet from the building and be no more than one story in height. They should be vertical in their design with a total maximum width of one foot.

8.3.3 One wall mounted sign per façade shall be allowed per business occupant. Wall mounted signs should be locate between the first and second stories and have a maximum thickness of three inches.

8.3.4 Banners and flags that use placement, mounts, and materials compatible to the building may be used. Plastic is not an appropriate material.

8.4 MONUMENT & FREESTANDING SIGNS

Monument and freestanding signs shall be permitted only when a building sits more than 20 feet from a public street

8.4.1 Business signs shall be limited to one (1) sign for each street frontage per premises. Monument signs shall be limited to a height of 6', a thickness of 12", and a total area of 16'.

8.5 SIGN ILLUMINATION

8.5.1 No sign that flashes, blinks, revolves, races, or is put in motion by the atmosphere shall be permitted. No visible bulbs, luminous paints, or plastics will be permitted as part of any sign.

8.5.2 New signs shall be either spotlighted, externally lit, or backlit with a diffused light source.

8.5.3 Spotlighting should completely shield all light sources. Lights should be contained primarily within the sign frame.

8.5.4 Back-lighting should illuminate only letters, characters or graphics on the sign, not the sign background.

8.5.5 Neon is permitted only as lighting for channel letters on projecting and blade signs.

8.5.6 Buildings and signs may be illuminated by remote light sources, provided that these light sources are shielded to protect adjacent properties.

8.6 CANOPIES AND AWNINGS

8.6.1 Canopies may be appropriate at ground-floor level provided they complement a building's architectural style and do not conceal significant architectural features.

8.6.2 Canopies should be constructed of materials compatible with the storefront of the building, such as metal and wood.

8.6.3 Historically, awnings were used on commercial buildings for both storefronts and upper façade windows. Occasionally, awnings were found on residential structures.

8.6.4 Awnings should be placed in locations historically used for awnings (within existing window and storefront openings) and should not obstruct transoms, columns, cornices or other architectural features.

8.6.5 Awnings may be fixed or retractable.

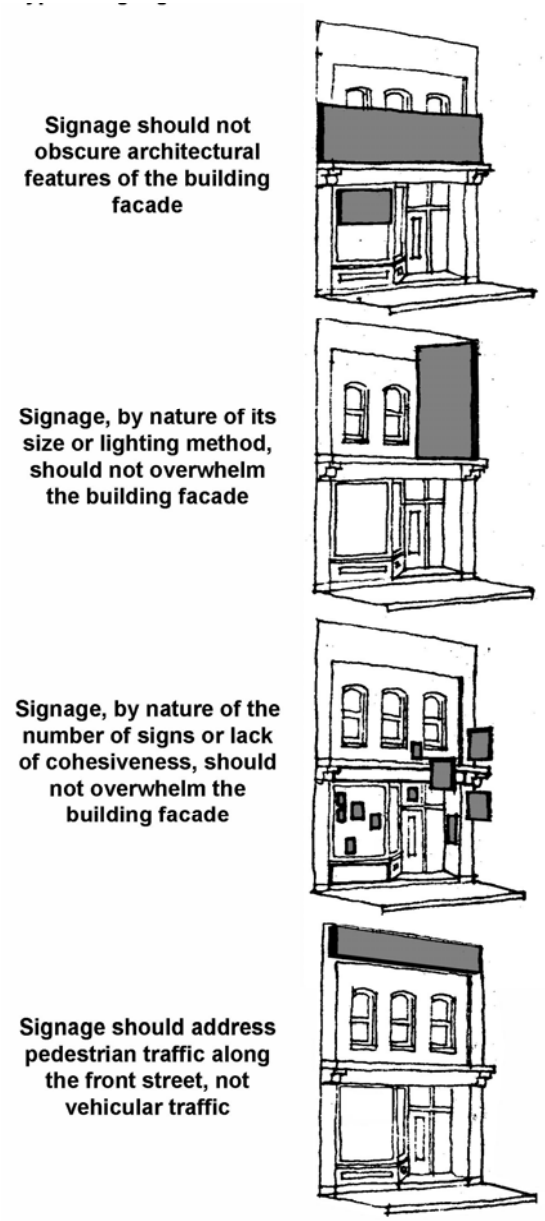


Figure 59 : Examples of typical signage mistakes.

8.6.6 Storefront awnings should project no more than seven feet from the building and should cover no more than one-third of a storefront window display height.

8.6.7 The most appropriate design for awnings is a shed form. The use of shed awnings for upper façade windows is also appropriate. Curved forms are not appropriate, unless there is historical evidence for their use on a building.

8.6.8 Opaque canvas, cotton duck, or similar woven materials are appropriate for awnings. Plastic sheet or vinyl awnings are not appropriate.

8.6.9 Lighting and signage on canopies and awnings shall be consistent with guidelines for signage and lighting.

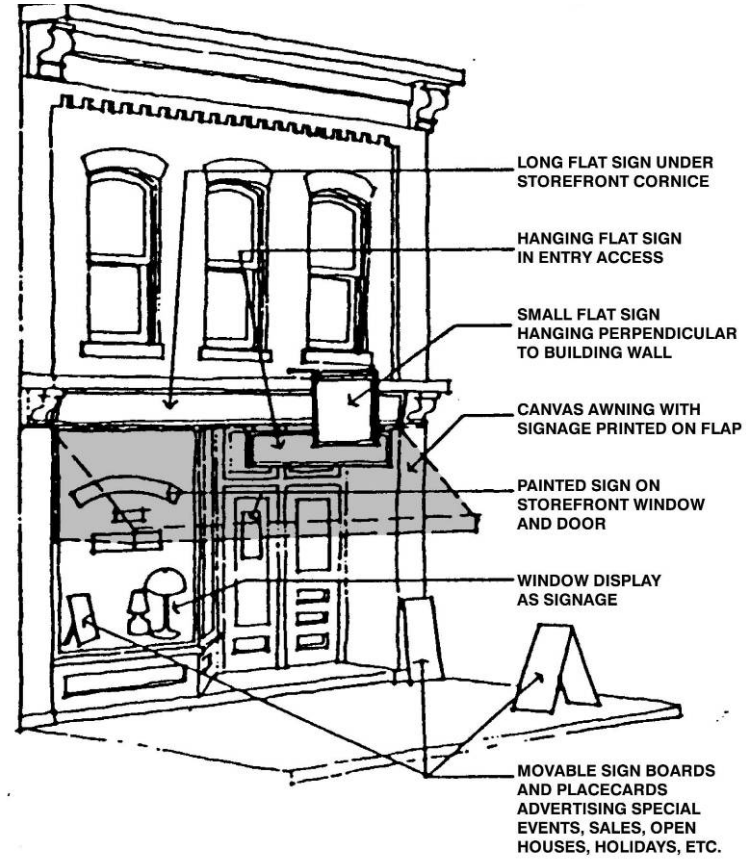


Figure 60 : Examples of appropriate types of signage.

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR TREATMENT OF HISTORIC PROPERTIES

The "Secretary of the Interior's Standards" are standards used throughout the country as a basis for design review and construction projects involving Investment Tax Credits (ITC). The Standards were originally published in 1977 and revised in 1990 by the Department of the Interior regulations (36 CFR Part 67, Historic Preservation Certifications). The standards may be applied to historic properties of any material, construction type, size, or occupancy, and include both historic interiors and exteriors. The standards also apply to landscapes, sites, environments, as well as attached or adjacent properties, or new construction.

Rehabilitation is defined as the act or process of returning a property to a state of utility through repair or alteration that makes possible an efficient contemporary use while preserving those details or features of the property that are significant to its historical, architectural, and cultural values. The design guidelines that are presented in the preceding publication are based upon, and in accordance with, the *Secretary of the Interior's Standards for Treatment of Historic Properties.* The Standards are designed to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

STANDARDS FOR REHABILITATION:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features of architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken in the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Glossary of Terms

Adverse Impact A project will cause an adverse impact on adjoining property if it impairs an adequate supply of light and air to adjacent property, or substantially diminishes or impairs property values. Loss of scenic view shall not constitute an adverse impact.

Application Consists of the applicant information sheet and scaled, labeled drawings necessary to show the proposed work, which may include a site plan, elevations, sections, floor plans and a list of exterior finish materials.

Baluster Vertical member, usually wood, that supports the railing of a porch or the handrail of a stairway.

Balustrade A railing or parapet consisting of a handrail on balusters, sometimes also including a bottom rail.

Bargeboard A board, often decoratively carved, that hangs perpendicular from the projecting edge of a roof gable.

Bay Window A window in a wall that projects angularly (or semi-circularly) from a main wall and from the ground up.

Beveled Siding See Clapboard.

Board and Board and Batten Siding A wood siding consisting of vertical boards with narrow vertical strips (battens) placed over the joints.

Bracket A projecting member, often decorative, that supports an overhanging weight, such as a cornice or roof eave; usually in the shape of an inverted L or triangle.

Bulkhead In commercial buildings, the area below the display windows at the sidewalk level.
Canopy An ornamental roof-like structure, or a cloth covering h held horizontally over an entrance.

Capital The head of a column or pilaster; usually decorative.
Casement Window A window that swings outward on its side hinges.

Clapboard Tapered wood siding that overlaps for weather protection, applied horizontally on buildings of frame construction.

Column An upright structural member, circular in plan supporting storefronts, porches and balconies; may be smooth or fluted.

Contributing A historic structure or site, usually constructed by 1945 or earlier, which possesses historical or architectural significance, based on the criteria for listing in the National Register of Historic Places.

Corbel A bracket form produced by courses of wood or masonry that extend in successive stages outward from the wall surface.

Cornerboard A board used to cover the exposed ends of wood siding to give a finished appearance and help make the building weathertight.

Cornice The projecting uppermost portion of a wall, sometimes treated in a decorative manner with brackets and moldings.

Dentil One of a row of small blocks used as part of the decoration in a frieze or cornice.

District The area subject to the Germantown Historic Zoning Overlay established by Ordinance No. BL2007-19.

DNDP The Detailed Neighborhood Design Plan for East Germantown, Germantown, Salemtown and Metro/2nd & Hume, established by the metropolitan planning Commission, as amended from time to time.

Dormer A structural extension of a building's roof, intended to provide light and headroom in a half-story; usually contains window(s) on its vertical face.

Double-hung Window A window with two balanced sashes, with one sliding vertically over the other to open.

Eaves The lower portion of the sloping surface of a roof, especially the part that overhangs the building's wall.

Exterior Architectural Features This term, often used in design review guidelines, refers to the architectural treatment and general arrangement of the exterior design of a structure and its appurtenant fixtures, including type, color, material and texture.

Façade The architectural "face" of a building, usually referring to the front.

Fascia A flat horizontal wooden member used as a facing at the ends of roof rafters and in the cornice area.

Fenestration The arrangement or placement of openings on a facade.

Frieze A wooden member found just below the point where the wall surface meets the building's cornice or roof overhang.

Gable The triangular section of the end wall of a gable roof.

Gable Roof A roof that has two slopes on opposite sides of a ridge.

Gingerbread The highly decorative wood work applied to the exterior of a building.

Height The height of any building shall be measured from either the natural grade or, if present, from the ceiling of an exposed basement not more than seven feet above the natural grade. The natural grade shall be determined based on the average elevation of the four most exterior corners of the structure, to the eave or roof deck. Natural grade is the base ground elevation prior to grading. Chimneys, ornamental towers, spires or belfries having no floor area within that portion of the tower exceeding the height limit and parapet walls not more than four feet high shall not be included for purposes of determining the height of a building.

Hipped Roof A roof that has a slope on all four sides of the building.
Hood Mold Decorative, projecting element placed over a window (or door); may extend down the sides as well as surround the top.

Jamb A vertical member at each side of a door frame, window frame, or door lining.

Lintel Horizontal structural element at the top of a window or door; it carries the load of the wall above and may be of wood, stone, or metal.

Mansard Roof A roof that has a double slope on all four sides, with the lower slope being quite steep or nearly vertical.

Mixed Use This term refers to the combining of retail/commercial and/or service uses with residential or office use in the same building or on the same site. This may be accomplished by (i) a single structure with the above floors used for residential or office use and a portion of the ground floor for retail/commercial or service uses, or (ii) a single structure which provides retail/commercial or service use in the portion fronting the public or private street with attached residential or office uses behind, or (iii) two (2) or more structures on one (1) site which provide retail/commercial or service uses in one or more of the structures, and residential or office uses in separate structure(s).

Modillion A horizontal bracket or scroll that appears at the building or porch cornice. Known as a block modillion if a flat block.

Molding An element of construction or decoration whose surface is manipulated to provide variety in contour and outline.

Mullion A vertical piece that divides window sash, doors or panels set in a series.

Muntin The pieces that make up the small subdivisions in a multiple-pane glass window.

Non-Contributing A non-historic structure or site, usually constructed post 1945, which does not possess historical or architectural significance, based on the criteria for listing in the National Register of Historic Places.

Ornamentation Decoration, usually non structural, that is applied to a building to increase its visual interest.

Panel A portion of a flat surface recessed or sunk below the surrounding area, which is commonly set off by moldings or some other device. Often used on doors and bulkheads.

Parapet The portion of an exterior wall that rises entirely above the roof, usually in the form of a low retaining wall; the parapet may be shaped or stepped.

Pediment The triangular face of a roof gable; or a gable that is used in porches or as decoration over windows, doors or dormers.

Period of Significance The time frame in which a neighborhood developed or was platted into building lots and substantially built out with structures, based on the criteria for listing in the National Register of Historic Places.

Phillips-Jackson Street Redevelopment Plan The plan for the redevelopment of the area subject to the Phillips-Jackson Street Redevelopment Plan adopted by the Metropolitan Council in Ordinance No. O93-773, as amended by Ordinance No. O99-1762, Ordinance No. BL2001-861 and Ordinance No. BL2005-798.

Pilaster A flat pier that is attached to the surface of the wall and has little projection; the pier may be given a base and cap and may be smooth or fluted.

Pillar A square post.

Pointing In masonry, the finish treatment of joints by troweling of mortar into joints.

Porch A structure attached to a building to shelter an entrance or to serve as a semi-enclosed space; usually roofed and generally with open sides.

Rafter One of a series of sloping structural members which make up the roof structure.

Ridge The horizontal line at the connection of the upper edges of two sloping surfaces.

Sash A frame in which the panes of glass in a window or door are set.

Scupper An opening in a parapet wall that allows water to drain.

Setback The distance from the lot line to the building.

Sill The horizontal member at the bottom of a door or window frame which rests on or is part of the structure.

Soffit The exposed underside of any overhang or exposed surface.

Stoop A platform or small porch, usually the entrance to a house.

Transom A glazed opening above a door or window; can be fixed or operable.

Scupper An opening in a parapet wall that allows water to drain.

Wall Sign Or flush mounted sign is a flat sign with minimal thickness, which is attached to or erected against the wall of a building with its face in a parallel plane to the plane of the building façade or wall. Also includes the painting of a sign on a wall surface.

Window Sign A sign which is painted on, attached to or visible through a window.